

“Fort Lach”

Drumline, Shannon,

Co. Clare

Modern two storey residence located on a large landscaped site in an attractive rural setting close to Shannon Airport

For Best Advice on Mortgages, contact the Finance Team at Philip O'Reilly Property Plus



- * 2 Large reception rooms
- * 11 Bedrooms (8 En-Suite)
- * Ideal for B&B
- * Contents included (As per List)
- * Extensive 1 acre landscaped front & rear gardens
- * Fitted with full fire alarm system
- * Possibility to convert part of ground floor accommodation to granny flat

Price on Application

ACCOMMODATION

GROUND FLOOR:

Entrance Hallway:

3.05m x 4.48m (10.01ft x 14.7ft)

Large open entrance hallway, feature ceiling coving & centre rose, corner staircase with under stairs storage cupboard, carpeted.

Reception Room: 4.83m x 3.44m (15.85ft x 11.29ft)

Carpeted floor, working feature fireplace with slate base & stone surround, fitted shelving, TV point.

Reception Room 2: 5.4m x 3.65m (17.72ft x 11.98ft)

Carpeted floor, centre fireplace with stone surround, feature ceiling coving & 2 centre piece, TV point.

Formal Dining Room: .48m x 4.97m (14.7ft x 16.31ft)

Ceramic tile flooring, fitted shelving, wall mounted lighting.



Kitchen/Dining Area: 4.55m x 3.66m (14.93ft x 12.01ft)

Ceramic tile flooring, wall, base & display units with ample work surfaces, eye level cooker "Bosch" & fitted "Zanussi" microwave, electric hob with overhead extractor unit, tile splash back, large single drainer sink, dishwasher, under counter fridge, feature wooden ceiling with attractive light fittings & door leading to utility.

Utility Room: 2.91m x 2.83m (9.55ft x 9.28ft)

Lino flooring, ample work surfaces with overhead units & shelving, washing machine space & plumbing for separate dryer, "Twyfords" sink unit with overhead mirror & door leading to rear garden.

Separate WC: 0.78m x 1.59m (2.56ft x 5.22ft)

Lino flooring, low level WC & pedestal wash hand basin.

Bedroom 1: 3.62m x 3.32m (11.88ft x 10.89ft) Carpeted floor.

Main Bathroom: 1.68m x 2.56m (5.51ft x 8.4ft)

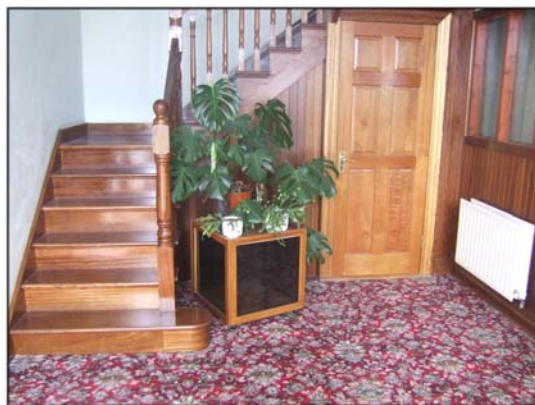
Suite comprising of bath with tile surround, low level WC, overhead shelving, pedestal wash hand basin with overhead mirror, storage & provision for overhead light; lino flooring.

Bedroom 2: 3.62m x 2.7m (11.88ft x 8.86ft) Carpeted floor.

Bedroom 3 4.73m x 3.69m (15.52ft x 12.11ft) Carpeted floor.

Stairs to First Floor Landing:

Winding stairs leading to first floor landing with seating area allowing excellent views to the front & rear of the property. Carpeted floor. Large hot press with ample shelving & storing immersion, second closet with shelving & overhead access to attic space.



Bedroom 4: En Suite: 3.15m x 3.87m (10.33ft x 12.7ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite.

En Suite Bathroom: 1.14m x 2.73m (3.74ft x 8.96ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 5: En Suite: 4.02m x 4.98m (13.19ft x 16.34ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite.

En Suite Bathroom: .99m x 2.28m (3.25ft x 9.19ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 6: En Suite: 3.80m x 4.97m (12.47ft x 16.31ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite.

En Suite Bathroom: .99m x 2.28m (3.25ft x 9.19ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 7: En Suite: 4.77m x 3.94m (15.65ft x 12.95ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite, spectacular views of the local countryside.

En Suite Bathroom: 1.13m x 2.28m (3.71ft x 9.19ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 8: En Suite: 3.56m x 4.25m (11.68ft x 13.94ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite, spectacular views of the local countryside.

En Suite Bathroom: 1.14m x 2.66m (3.74ft x 8.76ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 9: En Suite: 3.35m x 4.36m (10.99ft x 14.3ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite.

En Suite Bathroom: 1.15m x 1.84m (3.77ft x 6.04ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 10: En Suite: 3.57m x 3.07m (11.71ft x 10.07ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite.

En Suite Bathroom: .99m x 2.48m (3.77ft x 6.04ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

Bedroom 11: En Suite: 2.92m x 3.7m (9.58ft x 12.14ft)

Carpeted floor, fitted wardrobes, dressing table & overhead mirror, door leading to en suite.

En Suite Bathroom: .99m x 2.48m (3.77ft x 6.04ft)

Suite comprising of shower unit with tile surround, "Mira" shower & PVC splashguard double doors, low level WC, pedestal wash hand basin with overhead mirror & storage unit, overhead light/shaver point, glass shelf to side, vinyl flooring & extractor fan.

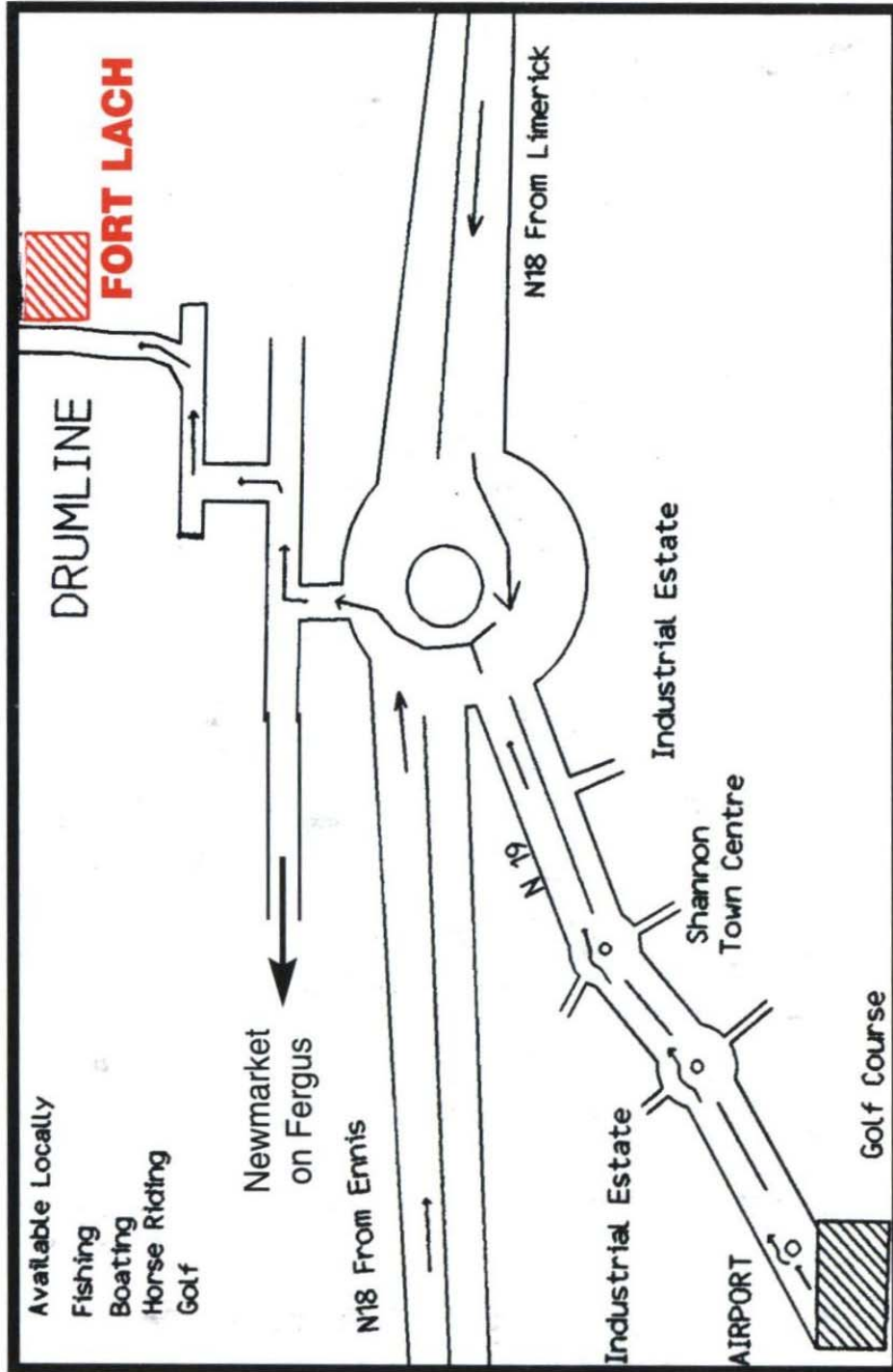


OUTSIDE



- * Separate boiler house with shelving to rear of property.
- * Landscaped non overlooked front & rear garden.
- * Patio area.
- * Garden shed to rear of garden included in sale.
- * Fantastic countryside views.

DIRECTIONS:



**Viewing by Appointment with Selling Agent
Property Code: 944**

Notes: