

St. Flannan's Terrace, Ennis, Co Clare

Fully extended and refurbished 1900's terraced home

**EBS 95% Home Loan €42,000 over 35 years (A.P.R 5.20%) €1,223.36 per month.
For best advice on mortgages, talk to Emer Deasy/Ann Marie Hartigan on 065-6844448.**



- * 3 Bedrooms
- * Large Extension to Rear
- * Oil Fired Central Heating
- * Many Original Features
- * Spacious Living Accommodation
- * Cut Stone Front Elevation
- * Large Private Rear Garden
- * Fully Enclosed Front Garden
- * Short Walk to town Centre

Price: €254,000

***Rates as at: 21/06/07**

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ACCOMMODATION

Entrance Hallway: 0.85m x 2.6m
(2.79ft x 8.53ft)

Semi solid wooden flooring, wainscoting finish to walls with half and half wall décor, picture rail surround, access to loft space, glass panelled door to reception room, 11.5ft ceiling height.

Reception Room: 3.93m x 3.55m
(12.89ft x 11.65ft)

Semi solid wooden flooring, ceiling coving, working feature fireplace with sandstone inset and surround and polished mahogany mantle, integrated television corner unit and additional display shelving, flag base with decorative brass fender, television point, glass panelled door to kitchen/dining room, access to bedroom 3.

Kitchen/Dining Room: 1.79m x 3.12m
(5.87ft x 10.24ft)

Built in solid oak wall base and display units with ample laminated work surfaces and ceramic tile splash back, full length larder unit, fitted electric oven, and hob, one and half bowl drainer sink, space and plumbing for washing machine, space for fridge freezer, open plan to elevated dining area, ceramic tile flooring.



Dining Area: 4.19m x 2.94m
(13.75ft x 9.65ft)

Ceramic tile flooring throughout, ceiling coving, sliding patio door to rear patio and extensive garden area, access to bathroom, telephone point.

Main Bathroom: 3.1m x 2.69m (10.17ft x 8.83ft)

Wall tiled, ceramic tile flooring, white suite comprising of low level WC, pedestal wash hand basin with wall mounted mirror, panelled bath with cubicle housing electric shower unit with PVC sliding splash guard door, wall mounted bathroom accessories.



Bedroom 1: 2.75m x 2.36m
(9.02ft x 7.74ft)

Laminate wooden flooring, picture rail surround, 11.5ft ceiling height.

Bedroom 2: 2.67m x 2.5m (8.76ft x 8.2ft)

Laminate wooden flooring, picture rail surround, 11.5ft ceiling height.

Bedroom 3: 2.54m x 3.1m
(8.33ft x 10.17ft)

Laminate wooden flooring, picture rail surround, 11.5ft ceiling height.

OUTSIDE

- Non Overlooked Rear Lawned Garden with Mature Garden Shrubs
- Timber Garden Shed
- Stone Wall Surround
- Fully Enclosed Front Garden with Garden Shrubs and Block Wall Surround.



**Viewing by Appointment
with Sole Selling Agent –
Property Code: 999**

Notes: