



# *Ballinruan, Crusheen, Co Clare*

**Newly built 4 bedroom detached property  
standing on c. 0.9 acre site in the heart of  
Ballinruan village.**

**For the Best Advice on Mortgage contact the Finance Team at Philip O'Reilly Property Plus.**



**The imposing exterior of this newly built 4  
bedroom house offers a clear indication of the  
stylish home that lies behind the hall door.**

**Price: € 498,000**

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## ACCOMMODATION

### Ground Floor

#### **Entrance Porch:** 2.18m x 1.23m (7.15ft x 4.04ft)

Elegant porcelain tiled flooring; oak door opening into main hall; ceiling coving and centre.

#### **Main Hallway:** 3.08m x 5.64m (10.1ft x 18.5ft)

Elegant porcelain tiled flooring; ceiling coving and centre; under stairs storage; cupboard.



#### **Reception Room:**

3.95m x 5.18m (12.96ft x 16.99ft)

Attractive working feature marble fireplace with granite inset and base; ceiling coving; recessed lighting; 20ml high quality semi solid flooring; under floor heating; built in surround sound.



#### **Kitchen/Dining Room:**

5.02m x 5.74m (16.47ft x 18.83ft)

Elegant porcelain tile flooring; ceiling coving and centre rose; recessed lighting; double french doors to rear; arch leading to dining area.



**Dining Area:**

3.12m x 4.37m (10.24ft x 14.34ft)

Elegant porcelain tile flooring; timber ceiling; front access; corner windows maximising natural light.

**Utility Room:**

2.34m x 3.09m (7.68ft x 10.14ft)

Elegant porcelain tile flooring; ceiling coving; side access.

**Bedroom 1:** 3.99m x 3.37m (13.09ft x 11.06ft) Semi solid oak flooring; ceiling coving; centre rose; door to downstairs bathroom.

**Downstairs Bathroom:** 3.26m x 3.08m (10.7ft x 10.1ft) Floor to ceiling porcelain tiles; suite comprising of low level wc and pedestal wash hand basin; 'wet room' shower with splash guard door.

**First Floor Landing**

**Master Bedroom:** 4.37m x 3.95m (14.34ft x 12.96ft) Semi solid oak flooring; ceiling coving and centre rose. Leads to the

**Walk in Wardrobe:** 2.3m x 1.82m (7.55ft x 5.97ft) Semi solid oak flooring; ceiling coving. Leads to the

**Main Bathroom / En-suite:** 3.74m x 2.42m (12.27ft x 7.94ft) Floor to ceiling ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin, extra large jacuzzi bath and power shower with splash guard door; recessed lighting.

**Bedroom 3:** 3.87m x 5.04m (12.7ft x 16.54ft) Semi solid oak flooring; coving and centre piece; sliding door opening onto a delightful balcony with rear garden views.

**Hot Press:** Housing immersion tank and ample shelving.

**Bedroom 4:** 4m x 3.57m (13.12ft x 11.71ft) Semi solid oak flooring; coving and centre piece.

**Walk in wardrobe:** 1.73m x 3.11m (5.68ft x 10.2ft) Semi solid oak flooring; coving.

**En-suite:** 1.21m x 3.1m (3.97ft x 10.17ft) Ceramic tile flooring; suite comprising of low level wc, pedestal wash hand basin and power shower with splash guard door.

## **GENERAL FEATURES**

- \* B1 Energy Rating
- \* Solar Panels
- \* High specification heating system
- \* Under floor heating on the ground floor
- \* Fully painted interior and exterior

## **INTERNAL FINISH**

- \* Semi solid oak flooring in all bedrooms
- \* Wired for multi room I-home speakers
- \* Extensive coving
- \* Extensive Porcelain tile flooring
- \* Wet room in Main Bathroom and extra large Jacuzzi bath in En-suite

## **OUTSIDE**

- \* Smart and very durable coloured concrete path
- \* Tarmac driveway
- \* High security system wired for intercom and electric gates
- \* Landscaped garden
- \* Ample car parking space
- \* Private wall

### **Large Detached Garage**

3.51m x 6.46m (11.52ft x 21.19ft)  
front access and up and over door.



**Viewing by Appointment with**

**Sole Selling Agent**

**Property Code: 2310**