



# *Rathbán, Tulla Road, Ennis*

**3 Bedroom end of terrace overlooking green area**

**95% Home Loan €1,208.97 over 35 years (A.P.R.5.21 %) €236,500 per month.  
For Best Advice on Mortgages, contact the Finance Team at Philip O'Reilly Property Plus**



- \* 3 Bedrooms (1 en-suite)
- \* Off street car parking and large rear garden with patio
- \* Overlooking green area
- \* Close proximity to N18 by pass and walking distance to Roslevan retail complex

**Price: €249,000**

**\*Rates as at:16.11.07**

## **ACCOMMODATION**

### **Ground Floor**

#### **Entrance Hallway:**

4.75m x 1.92m (15.58ft x 6.3ft)

Ceramic tile flag flooring throughout; solid stairs to 1st floor landing; ceiling coving throughout; solid doors to reception room and kitchen/dining; alarm key pad point; ample under stairs storage.



#### **Reception Room:**

5.62m x 3.61m (18.44ft x 11.84ft)

Fully carpeted throughout; working feature fireplace with polished and cast iron inset and solid wooden mantle and surround; ceiling coving throughout; attractive bay window feature overlooking large green area; television point dimmer switch activated control.



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

5.65m x 3.7m (18.54ft x 12.14ft)

Ceramic tile flooring throughout; solid Pine wall; base and display cabinets with ample laminate work surfaces and ceramic tile splash; one and a half bowl drainer sink and victorian mixer tap; integrated extracto hood; oven and hob included integrated wine rack; ceiling coving throughout; access to Utility room from kitchen; sliding patio doors to rear garden from dining leading into large patio area and rear garden.



**Utility Room:**

2.55m x 1.95m (8.37ft x 6.4ft)

Ceramic flag tile flooring; space and plumbed for washing machine, dryer and dishwasher with ample laminated worksurfaces and tiled splash back surround; access to rear garden and access to downstairs w.c

**Downstairs W.C:**

2.38m x 1.37m (7.81ft x 4.49ft)

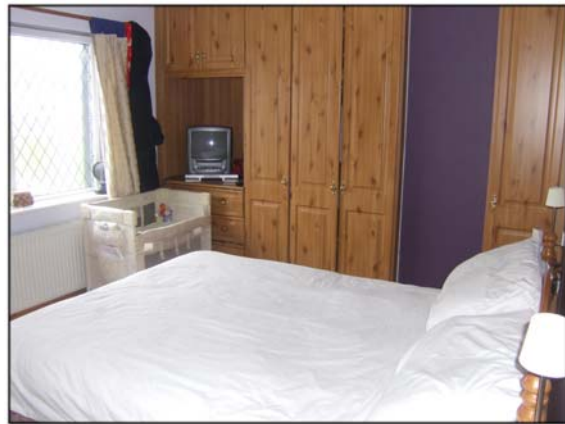
Ceramic flag tile flooring throughout white suite comprising low level wc pedestal wash hand basin with wall mounted bathroom accessories; natural ventilation; ample storage and gas boiler.

Solid wooden stariway to 1st floor landing; built in cupboard housing immersion tank and shelving; access to attic storage space.

**Bedroom 1:**

4.17m x 3.16m (13.68ft x 10.37ft)

Solid wooden flooring throughout; built in double wardrobes incorporating dressing unit with overhead storage space; access to en-suite; panic button.



**En-Suite:**

2.16m x 1.59m (7.09ft x 5.22ft)

Ceramic tile flooring throughout; white suite comprising of low level wc; pedestal wash hand basin; fully tiled shower cubicle with sliding splash guard pvc door; wall mounted bathroom accessories; natural ventilation.

**Main Bathroom:**

1.68m x 2.35m (5.51ft x 7.71ft)

Ceramic tile flooring throughout; white suite comprising of low level wc; pedestal wash hand basin; panelled bath with full ceramic tile surround wall mounted electric shower unit; shower curtain and rail; wall mounted accessories.

**Bedroom 2:**

3.59m x 3.3m (11.78ft x 10.83ft)

Solid wooden flooring throughout; overlooking large patio area and rear garden area.

**Bedroom 3:**

2.26m x 2.73m (7.41ft x 8.96ft)

Solid wooden flooring throughout; overlooking large patio area and rear garden area.

**Outside:**

- \* Patio area to rear
- \* Garden shed included
- \* Low maintenance garden
- \* Tarmacadam driveway to front



**Viewing by Appointment with Sole Selling Agent –  
Property Code: 1893**