

**ARTHUR & LEES AUCTIONEERS  
9 FRANCIS STREET  
ENNIS  
CO CLARE**



**Ard Aoibhinn, Ennis, Co. Clare**



**4/5 bedroom residence situated in an exclusive development of detached properties. Located in a quite cul de sac just off the Clare Road. High quality finish with many extra features. Turn key condition. Viewing is highly recommended.**

**Features: Spacious Kitchen/Dining Area, Large Master Bedroom (Ensuite), Decking To The Rear, Red Deal Internal Doors, Skirting & Architraves, P.V.C Double Glazing, Oil Fired Central Heating, Fully Alarmed.**

**Price : €270,000**

**FOR SALE BY PRIVATE TREATY**

**Entrance Hall:** Teak door with double glazing. Solid floor. Ceiling coving & rose centre piece. Telephone point and ample electrical fittings. Door to under stairs W.C 2.2m x 4.3m (7.2ft x 14.1ft)

**Kitchen/Dining Room:** Solid flooring. Solid beech wooden fitted kitchen with wall & base units. Granite worktops. Tiled splash back & ample work surface & electrical sockets. One glass display unit. Integrated oven, gas hob & stainless steel extractor fan, space for dishwasher.

**Dining Area:** Solid flooring. Folding red deal glass panelled doors to sitting room. French doors to spacious decking area. Ample electrical sockets. 3.6m x 7.23m (11ft x 23.66ft)

**Utility Room:** Spacious utility room. Fitted wall & base units (matching kitchen) Tiled splash back. Plumbing for washing machine & space for dryer. Ample work surface. Rear entrance door. 3.4m x 2.7m (11.1ft x 9.5ft)

**W.C :** Partially tiled with low level W.C & pedestal wash hand basin.

**Bedroom 5/ Nursery/Office:** Solid flooring. Ceiling coving. And ceiling rose. TV & telephone point. 4.24m x 2.9m (13.9ft x 9.5ft)

**Sitting Room :** Spacious sitting room. Solid flooring. Ornate ceiling coving & ceiling rose. Feature fireplace with teak mantle, wrought iron inset & polished granite base. Folding red deal glass panelled doors to dining room. Dimmer switch lighting. 5.02m x 5.8m (16.5ft x 19.1ft)

#### **First Floor**

**Bedroom 1 ( Master Bedroom):** Ensuite. Spacious bedroom. Extensive built in wardrobes. Ample electrical sockets, TV & telephone points. Carpeted floor (red deal flooring underneath carpet) 6.8m x 3.7m (22.2ft x 12.25ft)

**Ensuite:** Mainly tiled with white suite comprising of low level W.C & pedestal wash hand basin, & shower cubicle with electric shower. 1.9m x 1.9m

**Bedroom 2 :** Built in wardrobes. Carpeted floor (red deal flooring underneath carpet) Ample electrical sockets. 4.25 m x 3.44m (13.92ft x 11.25ft)

**Ensuite:** Mainly tiled with white suite comprising of low level W.C & pedestal wash hand basin, & shower cubicle with electric shower. 1.9m x 1.9m

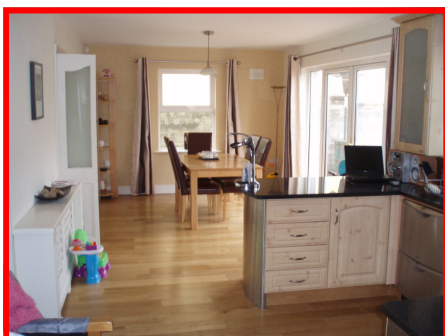
**Bedroom 3:** Built in wardrobes. Carpeted floor (red deal flooring underneath carpet) Ample electrical sockets. 4m x 2.9m (13.2ft x 9.6ft)

**Bedroom 4:** Built in wardrobes. Carpeted floor (red deal flooring underneath carpet) Ample electrical sockets. 3.5m x 2.9m (9.6ft x 11.5ft)

**Main Bathroom:** Mainly tiled with white high quality suite comprising of low level W.C & pedestal wash hand basin, panelled bath and electric shower. 2.92m x 3.52m (13.75ft x 9.1ft)

**Front Garden:** Large partially paved & partially gravel driveway . With kerbing & mature lawned areas. Red brick wall.

**Rear garden :** Spacious garden. With lawn area & mature trees & shrubs. Tarmac driveway. Extensive decking off the dining area. Garden shed



**Viewing strictly with sole selling agents**

**[www.arthurandlees.ie](http://www.arthurandlees.ie)**