



16 CARRIG AN OIR, TOBERTEASCAIN, ENNIS, CO CLARE

5 bedroom detached property located in a small development in Tobertearcain, conveniently located to a supermarket, St Flannans College and within walking distance of Ennis Town Centre.

The property has recently been extensively renovated with new floor coverings throughout, new solid oak kitchen, new solid oak doors, skirting & architraves. New appliances & tilling throughout and freshly painted.

Price :€175,000

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Entrance Hall: 5.1m x 2m
Tilled floor. Stairs to first floor.

W.C (under stairs) 2.4m x 0.8m
Fully tilled. White w.h.b & w.c.

Kitchen/Dinning 5.6m x 3.9m
Solid oak kitchen. Tilled floor & splash back. New oven/cooker, fridge freezer. Integrated extractor fan. Plumbed for dish washer. Convenient under kitchen sink, switch re water to turn on/off mains.

Dinning Area:
Sliding door to rear garden. Tilled floor. French Doors to sitting room.

Utility Room: 2.8m x 2.5m
Tilled floor and splash back. Built in solid oak cupboard. Washing machine & dryer. Door to rear garden.

Sitting Room: 6m x 3.6m
Bay window. High grade laminate flooring. Working solid fuel fire place. French doors to rear dinning area.

Bedroom 5/ Reception Room 2 6m x 2.7m
Bay window. High grade laminate flooring.
First Floor



Bedroom 1: 4.7m x 2.7m
Carpet flooring.

Ensuite: 2.9m x 0.88m
Fully tilled. Electric shower. White w.c & w.h.b.

Bedroom 2: 2.5m x 4.26m
Carpet flooring. Built in wardrobes.



Bedroom 3: 3.4m x 2.8m
Carpet flooring.

Bedroom 4: 2.97mx 3.2m
Carpet flooring.

Bathroom
Fully tilled. White bath, w.c. w.h.b & power shower.

Front Garden: Paved driveway. Lawn area with mature tree.

Rear Garden: Lawn. Secure to the two sides with gates. Outside tap. External security light.

