

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

**A&L**  
**ARTHUR**  
**& LEES**

**Greenfield, Lahinch, Co. Clare**



**3 bedroom semi detached property located in the beautiful sea side town of Lahinch. The property is located 5 minutes from Lahinch town centre where superb shops, restaurants etc are located. The property is situated in a low density development on the outskirts of Lahinch. Perfect family or holiday home.**

**Features—3 double bedrooms, fully furnished. Non overlooked private rear garden, overlooking green area. Short distance to Lahinch town centre.**

**€185,000**

**FOR SALE BY PRIVATE TREATY**

Entrance Hall 4.84m x 2.02m Spacious hallway with timber flooring. Storage space under stairs. Telephone point.

Living Room 4.83m x 3.75m  
Timber flooring. Solid fuel feature fireplace with timber surround and tiled insert. . Large window allowing ample natural light. Television point.



Kitchen/Dining Area 5.81m x 3.51m  
Spacious open plan kitchen and dining area. . timber flooring. Fitted kitchen with wall and base units. Tilled splash back. Fridge, cooker/oven & dishwasher. Television point in dining area. Table and chairs included. French doors lead to a paved patio area to the rear of the house.



#### Utility Room

Located off the kitchen area, this utility is plumbed for a washing machine and tumble dryer. There are fitted base units with an additional sink. Rear access.

Bedroom Two 4.79m x 3.79m  
Located on the first floor to the back of the property.  
Carpet flooring.



Bedroom Three 3.38m x 2.68m  
Also located to the back of the property. Twin room.  
Carpet flooring.

Bedroom One 3.05m x 2.26m  
Located to the front of the property this master bedroom has timber flooring and an ensuite. The ensuite is complete with wc, whb and shower.

Bathroom 2.19m x 2.74m Complete with bath and shower over, wc and whb.

**Viewing strictly with selling agents**

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