



WILLOW PARK, ENNIS, CO CLARE

Willow Park is situated between the Galway Road and the Lahinch Road on the north side of Ennis. It is conveniently located for the Ennis link road which is less than 1km away and Ennis town centre is also 1km away.

No 32 is located in a quite cul de sac and has a private, secure rear garden. The property boasts 4 bedrooms along with two additional rooms on the ground floor that could serve a variety of uses i.e office, work shop, playroom etc! The property is well laid out over two floors and has the benefit of double glazed windows and doors, oil fired central heating, a westerly facing garden and is fully alarmed.

PRICE: €125,000

Willow Park is situated between the Galway Road and the Lahinch Road on the north side of Ennis. It is conveniently located for the Ennis link road which is less than 1km away and Ennis town centre is also 1km away. This well established development has been designed around a number of small cul des sac's providing residence with quite and private living. The Gort Road Shopping Centre, Ennis Swimming Pool, Ennis General Hospital as well as Lees Road Sports Facility are all located a short distance away.

No 32 is located in one of the said cul de sac's and has a private, secure rear garden. The property boasts 4 bedrooms along with two additional rooms on the ground floor that could serve a variety of uses, office, work shop, playroom etc! The property is well laid out over two floors and has the benefit of double glazed windows and doors, oil fired central heating, a westerly facing garden and is fully alarmed.

Accommodation:

Entrance Hall: 1.2m x 2.6m

Tiled floor.

Sitting Room: 2.93m x 4.35m

Semi solid flooring. Brick feature fire place (with back boiler). Built in corner units. Timber panelled ceiling.

Kitchen/Dinning: 5.5m x 3.3m

Tiled floor. Kitted kitchen with wall and base units. Washing machine, electric cooker. Stairs to first floor.



Bedroom 4: 2.8m x 3m

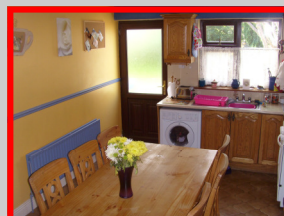
Carpet flooring.

Office/Playroom: 2.7m x 2.8m

Laminate flooring.

Bathroom: 2.5m x 1.7m

Fully tiled.. White bath, wash hand basin & w.c.



Storage Room/ Garage 2.5m x 3m

Converted garage. Carpet flooring

First Floor:

Bedroom 1: 2.8m x 3.6m

Red deal flooring. Built in wardrobes. Velux window.

Ensuite: 2.73m x 1.7m.

Red deal flooring. Electric shower, wash hand basin & w.c.

Bedroom 2: 3.2m x 3.14m

Red deal flooring. Storage unit. Velux window.

Bedroom 3: 2.4m x 4.23m

Red deal flooring. Built in wardrobes. Velux window.



Front Garden: Driveway. Lawn with mature trees. Concrete block walls to the sides.

Rear garden: Lawn and patio area. Mature shrubs. Timber garden shed. Secured to the side by gate.

Block Built - Oil Fired Central Heating—Double Glazing— 105 sq mts in Area