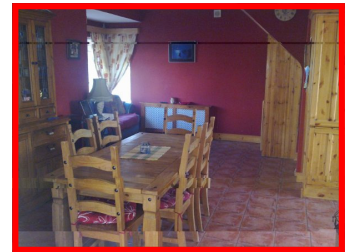


ARTHUR & LEES AUCTIONEERS
9 FRANCIS STREET
ENNIS
CO CLARE

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32 The Old Forge, Tulla, Co. Clare



3 bedroom detached property that is located in a quite cul de sac within the development. The property is well finished and has the benefit of oil fired central heating, wood pellet stove (Kitchen/dining) & solid fuel stove (sitting room). It is a super warm timber frame house. The garden is south west facing and has extensive decking off the sun room.

Tulla is c6 miles from Ennis town centre and the Ennis By Pass ensuring convenient access to Shannon & Limerick. The Old Forge is located close to all amenities in Tulla including national & secondary schools, supermarket, banks & restaurants.

Price €197,000

FOR SALE BY PRIVATE TREATY

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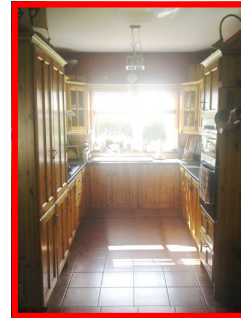
Accommodation

Entrance Hall: Tiled floor. Telephone point. Stairs to first floor. Radiator cover.



Living Room 5.48m x 3.29m: Attractive bay window. Solid pine timber flooring. Feature fireplace with distressed timber mantle (painted) and stone inset & solid fuel stove. Radiator cover. Ornate light fitting. TV point.

Kitchen/Dining (Open Plan) 4.42m x 6.02m Fitted pine kitchen with wall and base units. Integrated appliances with integrated gas hob, oven, extractor, fridge/freezer, separate undercounter freezer, dishwasher and washing machine. Tilled flooring.



Dining Area: Tilled floor. Bay window and built in display units. Wood chip pellet stove. Radiator cover. French doors to sun room. Dryer located in storage area under stairs.

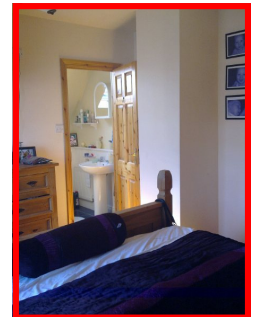
WC: With white w.c. suite.

Sun Lounge 3.04m x 2.44m Tiled floor. Double doors to south west facing decking and rear garden.



First Floor

Master Bedroom (Ensuite) 3.8m x 3.3m Solid timber pine flooring. Velux window. Walk in wardrobe with shelving and space for hanging clothes.



Ensuite 2.97m x 1.78m Tiled with WC, wash hand basin and power shower.

Bedroom Two 2.75m x 3.88m Solid timber pine floor. Fitted wardrobes.

Bedroom Three 2.55m x 3.88m Solid timber pine floor. Fitted wardrobes.

Bathroom 1.8m x 2.59m With WC, wash hand basin and bath with electric shower over. Tiled floor.

Landing: Hot Press. Stira stairs to attic.

Front Garden: Stone boundary walls.

Tarmac drive. Lawn area. Gates to secure rear garden.

Rear Garden: Spacious patio area. Lawn area. Landscaped gardens.

