

A&L
ARTHUR
& LEES

9 FRANCIS STREET, ENNIS, CO CLARE
065 6868686



**33 AN PAIRC, BRUACH NA HABHAINN, QUIN ROAD, ENNIS,
CO CLARE**

**Two Bedroom First Floor Apartment. Private Entrance. Open Plan Kitchen/ Living & Dining Room,
2 Double Bedrooms (One En Suite). Contents Included.**

HUGELY REDUCED RESERVE

Guide Price €80000

www.arthurandlees.ie

Entrance Hall:
Stairs to first floor

Hall: 3.5m x 1.9m
Tilled flooring. Storage cupboard.

Kitchen/Living Accommodation 6.3m x 5.3m 1.7m x 2.3m
Kitchen - Fitted kitchen with wall and base units. Single drainer sink. Tilled splash back.
Fridge, electric cooker & hob. Extractor fan. Tilled flooring
Living accommodation - Tilled flooring. Solid fuel fire place & mantle.

Bedroom 1: 3.3m x 4.5m
Carpet flooring. Built in wardrobes. French doors to small balcony.
Ensuite: 2.3m x 1.4m
Partially tilled. Electric shower.

Bedroom 2: 3.9m x 2.5m
Carpet flooring. Built in wardrobes.

Bathroom 1.9m x 1.8m
Fully tilled. White bathroom suite.

Utility Room: 1.6m x 1.3m
Tilled flooring. Shelving. Washing machine.

Features: All contents included i.e. Double beds x 2, Kitchen appliances, kitchen table & matching chairs, couch. Electric gold shield storage heating.



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