

ARTHUR & LEES AUCTIONEERS
9 FRANCIS STREET
ENNIS
CO CLARE

A&L
ARTHUR
& LEES

DRUMBIGGLE DRIVE, ENNIS, CO. CLARE



**3 Bedroom Semi Detached House. Centrally located within
a 5 minute walk of Ennis Town Centre.
Extended in 2002. Non Overlooked Rear Garden.
Development of just 20 Houses.**

GUIDE PRICE : €100000

FOR SALE BY PRIVATE TREATY

065 68 68686 / www.arthurandlees.ie

This spacious 3 bedroom home is located in a quiet estate of just 20 houses. It is within a short 5 minute stroll of Ennis Town.

The property was built in the early 1990's and was extended in 2002. The Extension provided for a larger kitchen and playroom / study.

The Accommodation comprises of the following :

Entrance Hallway : Spacious Hallway with solid timber flooring, daido rail and understair storage.

Kitchen / Dining Room : This room was extended in 2002 and comprises of 2 sections measuring 2.55M X 3.40M and 5.15M X 3.20M.

Built in solid kitchen with ample storage and work surfaces, Integrated fridge freezer with built in oven, cooker, hob and extractor fan. Electrolux Dishwasher, single drainer sink, recess lighting, double door to patio and rear garden.

Study / Play Room : 2.85M X 3.35M

Sitting Room : 4.85M X 3.15M. Spacious room with feature fireplace and back boiler. Built in units and bay window feature.

FIRST FLOOR

Spacious Landing incorporating hotpress and storage cupboard.

Bathroom : 2.15M X 2.00M, Fully Tiled, Low level wc, pedestal whb, bath and shower (over bath).

Bedroom 1 : 3.20M X 3.40M, built in wardrobes

Bedroom 2 : 2.75M X 4.95M, built in wardrobes

Bedroom 3 : 2.35M X 2.65M, built in wardrobes.

Outside : Boiler House and Storage Shed, Spacious non overlooked rear garden, front lawn and space for 2 cars.



Viewing strictly with sole selling agents