



4 VICTORIA COURT, CUSACK ROAD, ENNIS, CO CLARE

This 4 Bedroom Detached Home is located in the popular estate of Victoria Court . It has been tastefully refurbished and renovated over the last number of months. The property is within a short 10 Minute walk of Ennis Town Centre and all Amenities.

Features include modern newly fitted kitchen, spacious reception room with feature fireplace, Large corner site, Ceramic Tiled Flooring, White Oak Solid Doors, Attached Garage and 4 Double Bedrooms. **BER RATING B3**

GUIDE PRICE : €189,000

GROUND FLOOR

Entrance Hallway : Ceramic tiled flooring, ceiling coving, telephone point.

Sitting Room : 4.12M X 5.17M, Feature fireplace with solid fuel fire, Laminated Flooring, Ceiling Coving, Ceiling Rose, Bay Window Feature.

Kitchen / Dining Room : 4.90M X 6.20M, Ceramic Tiled Flooring, Modern quality fitted kitchen with integrated appliances, Quality Light Fittings and Blinds, Double door to rear garden.

Utility Room : 1.75M X 3.40M, Tiled Flooring, Plumbed for washing machine and dryer, Ample work top surfaces area, single and half drainer sink.

WC & WHB : 0.90M X 2.15M

Garage : 2.85M X 4.80M (Possibility for Conversion)

FIRST FLOOR

Bedroom No. 1 : 2.80M X 3.10M, Built in Wardrobes & Blinds.

Bedroom No. 2 : 3.50M X 5.40M, Bay Window Feature.

En Suite : 1.60M X 1.70M, Fully Tiled, Low Level WC, WHB & Shower.

Bedroom No. 3 : 2.90M X 3.40M, Built in Wardrobes and Blinds

Bedroom No. 4 : 2.90M X 2.75M, Built in Wardrobes and Blinds

Bathroom : 2.00M X 2.00M, Fully Tiled Bathroom, Feature wall mounted radiator, Bath, Shower, WHB & WC.

Outside : Tarmacadam Driveway & Spacious Lawned Garden to the side and Rear.



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