



8 WILLSGROVE, CAHERCALLA ROAD, ENNIS, CO CLARE

5 bedroom detached property located in the Willsgrove development on Cahercalla Road, Ennis. The property comes to the market in excellent condition, with a high quality specification, it is well appointed and offers generous living accommodation.

The rear garden has the benefit of a westerly aspect with high rear and side boundary walls with mature trees and shrubs offering great privacy. There is also a timber shed for all storage requirements. BER RATING C3

GUIDE PRICE : €325,000

Entrance Hall: 1.9m x 4.6m

Solid timber flooring. Ceiling coving. Storage under stairs. Stairs to first floor.

Sitting Room: 4m x 4.6m

Bay window. Solid timber flooring. Marble fireplace. Diado hand rail. Ceiling coving. Recess lighting. French doors through to dining room.

Kitchen: 3.8m x 4.6m

Solid timber fitted kitchen, with wall & base units. Integrated oven, hob, dishwasher & fridge freezer. Tilled counter top and splash back. Recess lighting. Tilled flooring. Archway to dining area.

Dinning Room: 4.6m x 4m

Solid timber flooring. Ceiling coving. French doors to sitting room. Sliding patio door to rear paved patio area.

Reception Room 2: 3.47m x 4.6m

Carpet flooring. Diado hand rail. Ceiling coving. Bay window. Telephone point.



Utility Room: 3.5m x 1.7m

Built in kitchen unit. Tilled floor coverings. Door to rear garden.

W.C 1.7m x 0.9m

Fully tilled with white w.c. suite.



First Floor

Bedroom 1 (Ensuite) 3.97m x 3.7m

Timber flooring. built in wardrobes.

Ensuite: 1.7m x 0.9m

Fully tilled. Electric shower.



Bedroom 2 (Ensuite) 3.55m x 3.5m

Timber flooring.

Ensuite: 2.6m x 0.9m

Fully tilled. Electric shower.



Bedroom 3 (Ensuite) 3.3m x 3.5m

Timber flooring. built in wardrobes.

Ensuite: 2.6m x 0.9m

Fully tilled. Electric shower.



Bedroom 4: 2.9m x 3.24m

Timber flooring



Bedroom 5: 2.8m x 2.8m

Solid timber flooring.

Bathroom: 2.55m x 2.95m

Fully tilled. Corner unit Jacuzzi 4 jet bath. Electric shower.

White w.c suite. Built in vanity unit.

Landing 3.7m x 3.5m

Carpet flooring. Stira stairs to attic. Hot press with shelving.

Sky light. Attic 9.2m x 6m

Fully floored and ready to convert to extra living/sleeping accommodation.

Skylight to rear.

Front garden: Stone boundary walls. Tarmac driveway. Lawn area with mature shrubs.

Rear Garden. South westerly facing garden with mature shrubs. Not directly overlooked. Timber garden shed.

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