

**ARTHUR & LEES AUCTIONEERS**  
**9 FRANCIS STREET**  
**ENNIS**  
**CO CLARE**

**A&L**  
**ARTHUR**  
**& LEES**

**RATHFOLAND, NEWMARKET ON FERGUS, CO. CLARE**



This beautifully maintained home has been finished to an exceptionally high standard throughout. The property sits upon a private 1.8 acre site and is bounded by mature trees and shrubbery. 170 sq m (1829 sq ft).

The features include, solid oak kitchen, stone built fireplace, water filtration system, oil fired central heating, teak effect double glazed windows, detached garage, south rear aspect, within walking distance of the village of Newmarket on Fergus and all amenities.

It is within minutes drive of Ennis town and Shannon and within a 20 minute drive of Limerick City.

**GUIDE PRICE : €450000**

**FOR SALE BY PRIVATE TREATY**

**065 68 68686 / [www.arthurandlees.ie](http://www.arthurandlees.ie)**

The accommodation includes the following :

Spacious Entrance Hallway : 6.50M X 3.25M

Living Room : 5.85M X 4.50M

Sun Room : 4.00M X 3.90M

Kitchen / Dining Room : 6.00M x3.85M

Utility Room : 1.80M X 1.75M

WC : 1.90M X 1.00M

Office : 3.00M X 2.50M

Bedroom No.1 : 3.00M X 2.90M

Bathroom : 2.90M X 1.95M

Bedroom No.2 : 3.25M X 3.00M

Bedroom No. 3 : 3.20M X 3.40M

Bedroom No.4 : 3.00M X 3.00M

En Suite : 2.20M X 1.00M

Bedroom No.5 : 4.90M X 4.20M

En Suite : 1.80M X 1.50M

Walk in Wardrobe



Outside : Landscaped Gardens with selection of mature trees and shrubs, winding tarmac driveway, 1.8 Acre Site, Detached Garage

Directions.

From Ennis proceed towards village of Newmarket on Fergus. As you enter the village take the first left turn at Ministers Cross.

Follow down this road for approx 1 mile. There is a high stone wall on your left hand side. At the end of this stone wall there is a black gate, directly opposite the gates take a right hand turn.

Proceed down this road for 50 yards and take a left up the curved driveway. There is an ARTHUR & LEES Sign at the entrance.

**Viewing strictly with sole selling agents**

**[www.arthurandlees.ie](http://www.arthurandlees.ie)**