



## **ROCKMOUNT, KILRUSH ROAD, ENNIS, CO CLARE**

Attractive 4/5 bedroom detached property set on a private site located a mile from Ennis Town Centre and 200m from the Ennis By Pass. The property is situated on the Kilrush Road in the Rockmount area of Ennis.

The spacious dwelling offers generous living accommodation on the ground floor, divided between separate kitchen, dining room, sitting room and second reception room along with a utility room. There are four bedrooms (one ensuite) on the first floor as well as the main bathroom.

The large site has extensive tarmac driveways with large double garage to the rear of the house. There is a private westerly facing garden set back from the house. There are stone and block boundary walls and the gardens have many mature trees, hedging and plants and shrubs.

**Price : €305,000**

## Accommodation

Entrance Hall: 5m x 3m

Parquet flooring. Storage under stairs. Plumbed for w.c. Stairs to first floor.

Sitting Room: 5.5m x 4.5m

Parquet flooring. Mahogany fire place with marble inset and base. French doors to dining room.

Kitchen: 4.5m x 3.5m

Fitted kitchen with wall and base units. Integrated oven & hob with extractor fan. Tiled floor & splash back.

Dinning Room: 3.5m x 3.2m

Parquet flooring. Sliding patio door to rear garden.

Utility Room: 3m x 4.5m

Large utility room with tiled floor. Built in cupboards. Plumbing for washing machine, space for dryer, dishwasher.

Reception Room 2: 5.5m x 3m

Solid oak flooring.

## First Floor

Bedroom 1: 3.6m x 4.5m

Built in wardrobes. Carpet flooring. TV point.

Ensuite 2.5m x 1

Timber flooring. Tilled walls and shower cubicle. Electric power shower.

Bedroom 2: 3.5m x 4.5m

Carpet flooring.

TV point

Bedroom 3: 3m x 3.4m

Timber flooring. TV point

Bedroom 4: 3m x 3.3m

Carper flooring.

Bathroom: 2.5m x 2m

Partially tilled. Timber flooring.

## Double Garage

4.6m x 4.4m

6.1m x 6.4m

Both have roller doors. Concrete floors. Boiler in one and oil tank in the second.

## Gardens/Grounds

Stone and block boundary walls. Tarmac driveway. Iron gates to the front. Large lawn area to the rear. Many mature trees and shrubs through out.



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