

Features & Services



Outside: One of the standout features of the property is its exceptional connection to the surrounding landscape. The elevated rear aspect takes full advantage of the natural topography, with the rear garden, principal living spaces and deck all enjoying uninterrupted views across mature woodland and rolling countryside. The rear garden is particularly private and benefits from an east-facing orientation, making it ideal for morning light and outdoor enjoyment. Externally, the property offers extensive lawned gardens, a large patio area, mature planting and a substantial garden shed, all contributing to a highly usable and private outdoor setting.

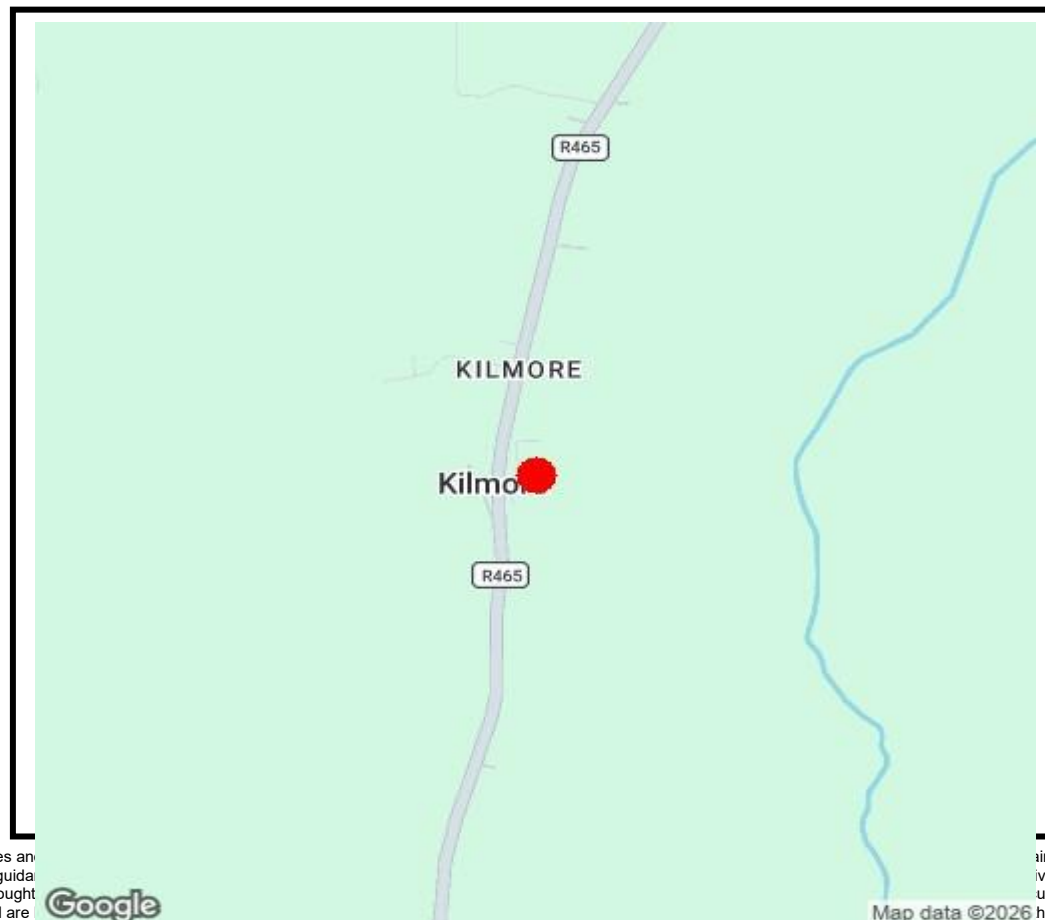
Features & Services: Fibre broadband, PVC double-glazed windows throughout, oil-fired central heating with a high-efficiency Grant boiler and zoned heating/water system, Beam central vacuum system, alarm system, group water scheme, septic tank with percolation and a B3 BER rating.

BER Rating: B3 **BER No.:** 118704857 **Energy Performance Indicator:** 142.81kWh/m2/yr

Floor Area: 240.24 sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €545,000



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For Sale by Private Treaty



3 Kilmore, Blackwater, Ardnacrusha, Co. Clare, V94 RFV0.

Constructed in 2007, this impressive architect designed detached residence extends to approximately 240 sq.m. and occupies a mature and highly private site of just over half an acre. Thoughtfully arranged over a series of split levels, the property offers generous family accommodation, striking architectural design and an exceptional elevated rear aspect with uninterrupted views across mature woodland and rolling countryside. This is a rare opportunity to acquire a substantial and beautifully designed family home in a private countryside setting, combining space, light, privacy and outstanding views in one exceptional package.

BER B3

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Accommodation

Ground Floor:

A welcoming entrance porch is accessed via a solid timber front door with glazed side panels. This leads through elegant timber French doors with decorative coloured glass detailing into a dramatic reception hall. The hall is finished with parquet flooring and walnut border detailing, a vaulted ceiling and a feature turned timber staircase, all combining to create an immediate sense of space and quality. Feature wall lighting and a striking chandelier position further enhance the impressive entrance space.

To the front of the property is a versatile office or playroom/ bedroom 6 with large windows and excellent natural light, ideal for home working or family use. A guest WC and understairs storage complete this area.

The heart of the home is the superb open-plan kitchen, dining and family living space. The kitchen is fitted with an extensive range of contemporary navy and grey wall and floor units, complemented by granite worktops and a central island. Integrated appliances include a fridge, dishwasher and oven, with additional larder storage providing excellent practicality.

The kitchen area is illuminated by two narrow front-facing windows, while the dining space enjoys a large picture window with a deep sill. The layout is further enhanced by recessed lighting and views from the island overlooking the lower family room.

A spacious utility room continues the tiled flooring and provides excellent storage, fitted units, stainless steel sink, washing machine, dryer, additional fridge space and a side access door.

Steps lead down to the family room, a bright and inviting space with timber flooring, French doors to the rear garden, side and rear windows, and three large Velux roof windows. A solid fuel stove set on a raised tiled hearth forms a central focal point, creating a warm and comfortable family living environment.

First Floor:

From the entrance hall, a feature staircase rises to the first floor, where the landing overlooks the hall below and is enhanced by a striking triangular feature window and additional glazing.

The principal living room occupies a superb elevated position and enjoys breathtaking views over the surrounding woodland and countryside. Finished with wide plank timber flooring, this beautifully proportioned space opens via French doors onto a substantial timber deck that extends along the rear of the property. A feature fireplace with cast iron inset provides a focal point, while extensive glazing ensures the views remain a constant feature of the room.

Also on this level is a spacious double bedroom with extensive built-in wardrobes, integrated desk and vanity area, and ensuite bathroom. A further bedroom and attic access complete the upper floor accommodation.

The lower level comprises three additional double bedrooms, all enjoying excellent natural light and fitted storage. The largest of these bedrooms benefits from its own ensuite bathroom. A spacious family bathroom serves the remaining bedrooms and is fitted with a bath, separate shower, WC, bidet and wash hand basin.

The ensuite and family bathroom are both finished to a high standard with tiled walls and quality fittings throughout.

