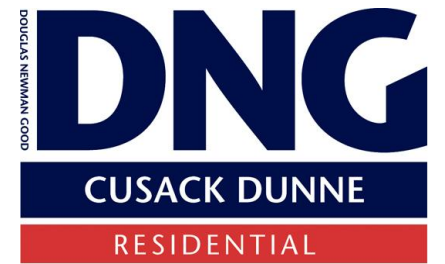


Features & Services



Outside: Magnificent mature site of approximately 3/4 of an acre with mature trees and shrubs, lawns and patio area. Two driveways and walled to front. Large garage.

Features & Services: Alarm. Upgraded doors. Kitchen extension 1980. Mains water. Septic tank. Attic floored. Solar panels for water. Double glazed windows. Oil fired central heating. Stove. Back boiler. Large garage (5.12m x 4.19m). Constructed 1908.

BER Rating: E2 **BER No.:** 108210188 **Energy Performance Indicator:** 341.54kWh/m2/yr

Floor Area: 146.75 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €370,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for correct overall description for the guidance. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

For Sale by Private Treaty



Clonboy, Bridgetown, County Clare. V94 TXK7.

Charming 5 bedroom detached 1900's property which was the former Teacher's residence in Bridgetown. A characterful home which has been modernised throughout and extended. The property stands on a most beautiful site and is in the village of Bridgetown. The property has a D2 energy rating, has upgraded insulation and solar panels. This stunning home is a wonderful find in today's market and offers excellent accommodation which is tastefully decorated throughout. The location is beautiful in a small village setting and near to O'Briensbridge, Killaloe and Limerick. Easy access to the motorway and Shannon airport. Close proximity to river walks, walking trails and beautiful countryside.

BER E2

Accommodation

Ground Floor:

Entrance Hall: Timber flooring. Stairs.

Dining room: 5.4m (17'9") x 3.31m (10'10") Lino effect timber flooring (Original flooring beneath). Superb fireplace, slate, cast iron and tiled inset. Double aspect w indows. Deep sills. Solid fuel stove. Storage. Ceiling rose.

Kitchen/breakfast room: 6.75m (22'2") x 2.99m (9'10") Tiled flooring, wall and floor cream kitchen units. Stainless steel sink. Solid walnut counter top. Integrated oven and hob. Tiled splashback. Integrated dishwasher. Timber panelled ceilings. Double aspect windows. Radiator cover. Cabinet lighting and under counter lighting. Spot lighting.

Living room: 4.06m (13'4") x 4.27m (14'0") Timber fireplace with cast iron inset. Solid fuel stove with back boiler. Walnut effect laminate flooring. Window with deep sills. Built in book shelf. Arch with built in shelving and separate storage room.

Back Hall: Access to the garden, shower room and garage.

Shower room: 2.98m (9'9") x 1.69m (5'7") Fitted with wet room/shower, w.c. and wash hand basin.

Garage: 5.12m (16'10") x 4.19m (13'9") Plumbed for washing machine and dryer. Accessed from back hall.

First Floor:

Bedroom 1: 4.07m (13'4") x 2.69m (8'10") Positioned at the front of the house. Double bedroom. Carpet flooring. Window. High ceilings.

Bedroom 2: 2.59m (8'6") x 2.59m (8'6") Carpet flooring.

Bedroom 3: Carpet flooring. Built in wardrobe and shelving.

Bedroom 4: 2.65m (8'8") x 3.35m (11'0") Currently in use as an office. Carpet flooring. Built in wardrobe and dresser.

Bedroom 5: 3m (9'10") x 2.99m (9'10") Double bedroom.

Bathroom: 1.79m (5'10") x 2.95m (9'8") Shower. w.c and wash hand basin.

Hotpress: Storage.

