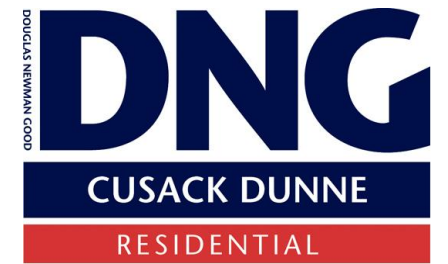


Features & Services



Outside: The property is set on a 3/4 acre elevated site with stunning countryside views to the rear. There is a large driveway and lawns to front and rear. A mature leafy site surrounded by established greenery. Constructed in 2006.

Features & Services. 1gb fibre optic broadband. PVC double glazed windows. Oil fired central heating stove. Insulated plasterboard on all external facing walls. Septic Tank. Private Well.

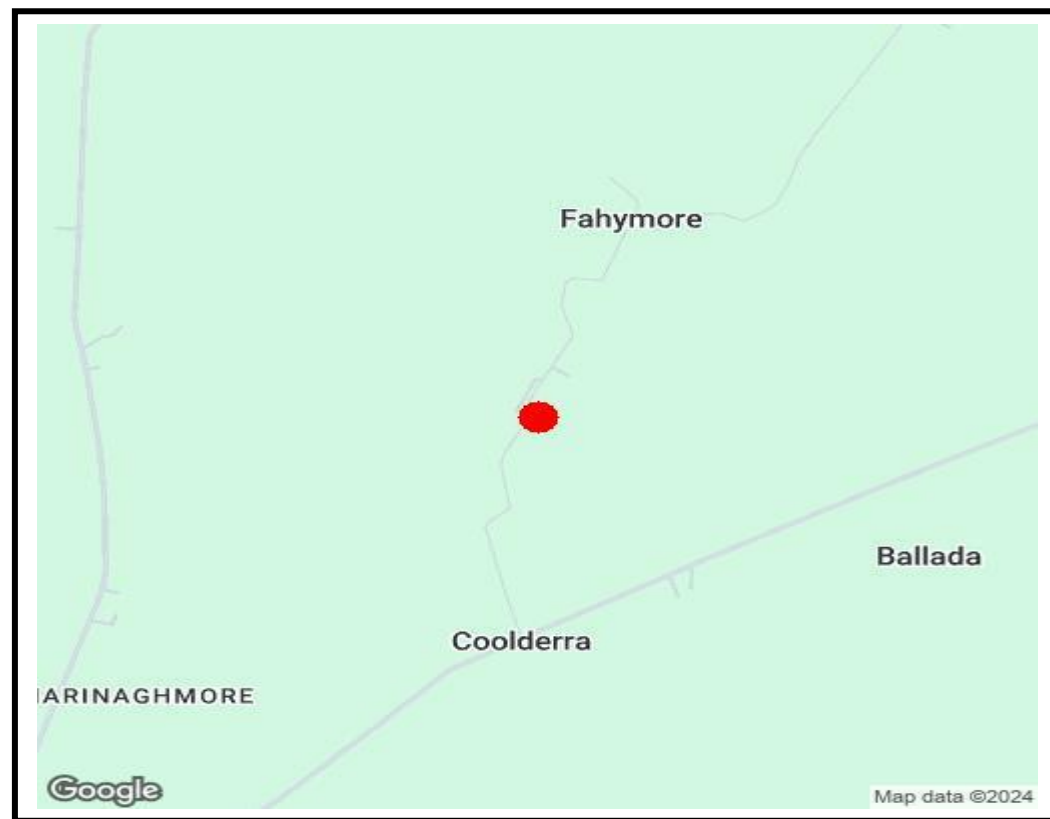
BER Rating: C2 **BER No.:** 117817122 **Energy Performance Indicator:** 185.4kWh/m2/yr

Floor Area: 125.86 sq.m (Approx.).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €325,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



Fahymore, Kilmore, Clonlara, Co. Clare, V94 E2RC.

Positioned in a most tranquil country setting on an elevated site with stunning views over the lush landscape, this wonderful 4 bedroom detached home is beautifully presented throughout and comes to the market in turn key condition and ready for immediate occupation. This property was constructed in 2006 and is on a 3/4 acre site which lawns to front and rear and a large driveway. The property is a modern home with a superb kitchen/dining room and a large living room. The bedroom accommodation is generously proportioned and there are two bathrooms. Services include oil fired central heating, pvc double glazed windows and Fibre optic broadband, 1gb. A rural setting yet with neighbouring houses and convenient access to the host of amenities in Clonlara, Bridgetown & Killaloe.

DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are given notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. 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

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9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie



Accommodation



Entrance Hall: Spacious entrance with tiled hallway. Upvc door.

Living Room: 5.43m (17'10") x 4.35m (14'3") Large reception room with bay window. Marble fireplace with stove. Laminate timber flooring.

Kitchen/Dining Room: 3.18m (10'5") x 7.83m (25'8") Stunning elevated views from this reception room. The kitchen has a modern Shaker style grey fitted kitchen and breakfast bar. Ample storage. Chrome cooker hood. Electric stove. Double oven. Plumbed for washing machine. French doors to garden, Spacious dining area. Tiled throughout.

Utility/Store: Door to garden. Storage space. Tiled flooring.

Bedroom 1: 4.26m (14'0") x 3.17m (10'5") Double bedroom. Laminate flooring. Country side Views. Ensuite.

Ensuite: 1.14m (3'9") x 3.14m (10'4") Fully tiled. Fitted with w.c. and wash hand basin. Electric shower.

Bedroom 2: 2.78m (9'1") x 3.82m (12'6") Double bedroom. Laminate flooring.

Bedroom 3: 2.68m (8'10") x 3.27m (10'9") Double bedroom. Laminate flooring.

Bedroom 4/Office: 3.31m (10'10") x 2.66m (8'9") Laminate flooring. Views over front lawns.

Bathroom: 3.15m (10'4") x 2.61m (8'7") Large family bathroom. Fully tiled. Fitted with shower, free standing bath. w.c and wash hand basin.

