

## Features & Services



**Outside:** The property stands on a large mature private site with an elevated driveway and leafy lawns to front. The property has a front patio and ample car parking space. The back of the house is set as a yard and has an elevated boundary. There are elevated views over the countryside at first floor level.

**Features & Services.** Handsome two storey detached property on a private mature site. Ample accommodation for family living and measuring c 245 sq.m.. Sought after location at the top of Gallowshill on a private road. An opportunity to putting the finishing touches on this wonderful home. Constructed in 2001. Oil fired central heating. Close to Cratloe Woods, Cratloe Village, Shannon Airport, Bunratty & Limerick City.

**BER Rating:** C1 **BER No.:** 118686526 **Energy Performance Indicator:** 163.1kWh/m2/yr

**Floor Area:** 245.68 sq.m (Approximately).

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €495,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are by inspection or otherwise as to the correct

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## Gallowshill, Cratloe, County Clare, V95 E625.

Attractive two storey detached property located in an elevated position on a private site nearing the top of Gallowshill, Cratloe. The property was constructed in 2001 and measures an impressive 245 sq.m. approximately. The site is mature throughout with large lawns to the front and a yard to the rear with elevated back boundary. This spacious family home offers 4 reception rooms and a kitchen/dining room at ground floor level and 4 double bedrooms, bathroom & 2 en suites at first floor level. An exceptional property with further scope for intending purchasers to make this property the home of your dreams. A sought after location with beautiful countryside views and easy access to Cratloe Village, Shannon and Limerick.

**BER C1**

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## Accommodation

### Ground Floor:

**Entrance Hall:** 3.58m (11'9") x 4.14m (13'7") Tiled flooring. High ceilings. Two picture windows with views over the gardens.

**Living Room:** 4.26m (14'0") x 5.76m (18'11") Timber flooring. High ceilings. Large fireplace with solid fuel stove.

**Family Room:** 4.28m (14'1") x 2.81m (9'3") Generous reception room. Three windows. Timber flooring

**Office/Bedroom:** 3.57m (11'9") x 2.34m (7'8") Reception room or ground floor double bedroom.

Timber flooring.

**Lounge:** 4.25m (13'11") x 4.27m (14'0") Large reception room. Timber flooring. French doors to back

patio.

**Kitchen/Dining Room:** Tiled flooring. Wall and floor units. Breakfast counter. Double oven.

Kitchen: (4.14 x 6.00)

Dining: (2.11 x 2.35)

**Utility:** 3.39m (11'1") x 2.74m (9'0") Large utility room. Door to back garden.

**Guest w.c./shower:** Fitted with w.c., wash hand basin and shower.

### First Floor:

**Landing:** Stunning views over the countryside. Timber flooring. Hotpress.

**Bedroom 1:** 4.28m (14'1") x 5.55m (18'3") Double bedroom. Double aspect windows. Elevated views of the countryside. Walk in wardrobe (1.76 x 4.28).

**Ensuite:** 1.8m (5'11") x 4.26m (14'0") Ensuite (not fitted out but plumbed).

**Bedroom 2:** 4m (13'1") x 4.27m (14'0") Spacious double bedroom. Laminate flooring. Two windows optimising the beautiful views.

**Bedroom 3:** 3.9m (12'10") x 4.17m (13'8") Double bedroom. Laminate flooring.

**Bedroom 4:** 3.17m (10'5") x 3.26m (10'8") Double bedroom with timber laminate flooring and an ensuite.

**Ensuite:** 3.15m (10'4") x 0m (0") Fitted with shower, w.c. and wash hand basin.

**Bathroom:** 2.68m (8'10") x 1.91m (6'3") Large family bathroom. fitted with corner bath/jacuzzi, w.c., wash hand basin and shower. Fully tiled.

