# For Sale

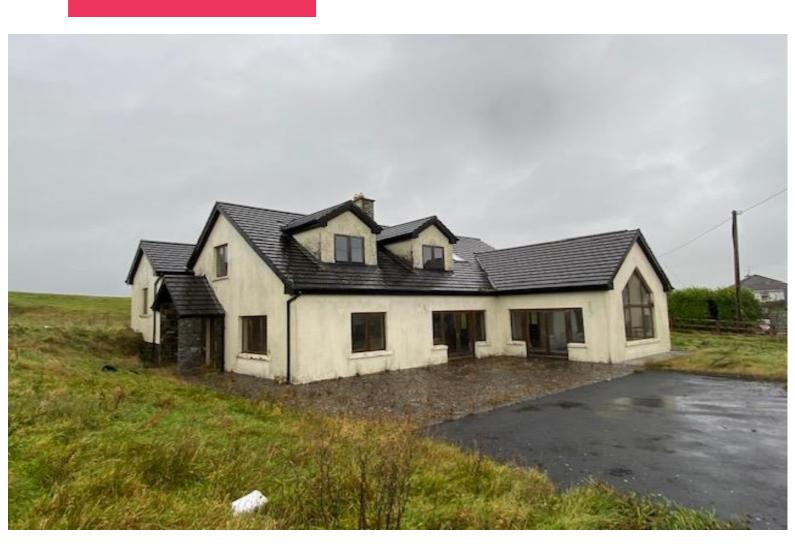
By Online Auction 17<sup>th</sup> December, 2020

Guide

€153,225

(Inclusive of VAT)





House B, Lissatunna, Ennistymon, Co. Clare V95 FP90 Dormer style residence (228 sq mts)



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### Description/Location

The subject property consists of a split level residence which commands an approximate floor area of 228 sq mtrs. The ground floor accommodation is substantial with 5 different rooms. All bedrooms on the first and second floors are spacious with the benefit of natural light. The property is finished to a shell and core standard and will require investment and some residual works to bring it to a habitable standard. With its shell and core finish, it gives the purchaser ample scope to finish the property to their specific standards.

Set in a rural location approximately 3 km from the town of Ennistymon. The residence is close to the Ennistymon/Lisdoonvarna road and within 8 km of the coastal town of Lahinch. All services in Ennistymon are accessible including Primary and Secondary Schools, GAA grounds and all local amenities.

Viewing strongly advised.

**Entrance Lobby** 

#### **Accommodation includes:**

Hallway with semi-solid wood floors
Toilet & WC Room
Sitting Room with semi-solid wood floor, stone fireplace
Kitchen Area with double doors to garden, door to Dining area
Separate Dining area with semi-solid wood floors
Family Room with semi-solid wood floor, open fireplace with
stone surround double French doors
Conservatory with recessed lighting, double front doors
Bedroom 1 with polished wood floor
En-suite
Utility with Hot Press
Bedroom 2 with polished wood floor
Shower Room
Bedroom 3 with polished wood floor, walk-in closet area
Bathroom with separate shower
Bedroom 4 with polished wood floor
Bedroom 5 with polished wood floor
En-suite

2.92 m x 1.83 m 5.10 m x 3.40 m 2.0 m x 1.47 m 4.6 m x 4.0 m 7.1 m x 4.0 m 5.0 m x 4.0 m 4.26 m 5.0 m

5.0 m x 4.46 m 4.0 m x 4.0 m 3.0 m x 1.0 m 3.0 m x 3.0 m 4.0 m x 4.0 m 3.0 m x 2.0 m 6.10 m x 3.70 m 2.8 m x 2.16 m 5.0 m x 2.70 m 4.6 m x 6.10 m 3.0 m x 1.0 m









#### **Features**

- Open plan ground floor accommodation
- Solid wood double glazed windows
- Detached Garage
- Opportunity to finish property to own standard
- Guide Price of €153,225 inclusive of VAT

## | Selling Agent REA PADDY BROWNE & CO

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