

For Sale

By Online Auction
17th December, 2020

Guide

€153,225

(Inclusive of VAT)

REA

PADDY
BROWNE & CO



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

BER C2

www.bidnow.ie



REA Paddy Browne & Co

PSRA: 001664

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.

Accommodation includes:

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|--|-----------------|
| Entrance Lobby | 2.92 m x 1.83 m |
| Hallway with semi-solid wood floors | 5.10 m x 3.40 m |
| Toilet & WC Room | 2.0 m x 1.47 m |
| Sitting Room with semi-solid wood floor, stone fireplace | 4.6 m x 4.0 m |
| Kitchen Area with double doors to garden, door to Dining area | 7.1 m x 4.0 m |
| Separate Dining area with semi-solid wood floors | 5.0 m x 4.0 m |
| Family Room with semi-solid wood floor, open fireplace with stone surround double French doors | 4.26 m x 5.0 m |
| Conservatory with recessed lighting, double front doors | 5.0 m x 4.46 m |
| Bedroom 1 with polished wood floor | 4.0 m x 4.0 m |
| En-suite | 3.0 m x 1.0 m |
| Utility with Hot Press | 3.0 m x 3.0 m |
| Bedroom 2 with polished wood floor | 4.0 m x 4.0 m |
| Shower Room | 3.0 m x 2.0 m |
| Bedroom 3 with polished wood floor, walk-in closet area | 6.10 m x 3.70 m |
| Bathroom with separate shower | 2.8 m x 2.16 m |
| Bedroom 4 with polished wood floor | 5.0 m x 2.70 m |
| Bedroom 5 with polished wood floor | 4.6 m x 6.10 m |
| En-suite | 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

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CONDITIONS TO BE NOTED: These details do not form part of any contract. Acceptance of this sheet implies that all negotiations will be carried out through this office.

Disclaimer: Rea Paddy Browne is not responsible for any errors or omissions. These particulars are for guidance purposes only; they do not form part of any contract and should not be relied upon as statements of fact. The vendor should not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification /guidance purposes only. Whilst every care has been taken in the preparation of these particulars we do not hold ourselves responsible for any inaccuracies.

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