



**No. 1**  
**Cregg Ard**  
LAHINCH, CO. CLARE



**FOR SALE**

STUNNING **SEASIDE**  
HOME WITH PANORAMIC  
OCEAN VIEWS

## Location



Cregg Ard is superbly located just 500 metres south of Lahinch Town, off the N67 Lahinch/Miltown Malbay/Kilrush Road.

Lahinch is a very popular seaside resort with a beautiful one mile sand beach, renowned as one of the foremost surfing locations in Ireland, as well as other water sports. Lahinch is also home to Lahinch Golf Club, the famed Links Golf Course and has a host of other features and activities and quality restaurants, bars and hotels.

Cregg Ard is located on a stunning elevated site with breathtaking views of The Atlantic Ocean and Lahinch.



## Description



## AN EXQUISITE FOUR BEDROOM SPLIT LEVEL RESIDENCE

No. 1 Cregg Ard is an exquisite four bedroom split level residence featuring stunning uninterrupted views of the entire Liscannor Bay and Lahinch Beach.

Extending to 156 sq. mtrs (1,675 sq. ft.) accommodation includes a spacious open plan sittingroom/diningroom/kitchen and utility on the ground floor, two bedrooms (master ensuite) and bathroom on the first floor and two bedrooms and showerroom on the lower ground floor.

This magnificent contemporary home is set in an elevated position with commanding breathtaking views of The Atlantic Ocean.

A superbly presented home featuring wooden floors ceramic tiling, marble fireplace, slide robes in master bedroom, and top quality curtains and blinds.

Cregg Ard is a low density development of just 20 homes in a private setting featuring, landscaped open gardens, children's playground etc.

Viewing is a must to appreciate the endless possibilities of this wonderful home.



## Ground Floor

- Entrance Hall (with ceramic tiled floor and telephone point)  
 2.2 x 2.6 m
- Open Plan Sittingroom/Dining/Kitchen (with feature marble fireplace and timber floors, built in shaker oak units, featuring integrated dishwasher, integrated hob oven and extractor, ceramic tiled floor and tiling between units, recessed spot lights and french doors to patio)  
 7.5 x 7.0 m
- Utilityroom (with ceramic tiled floor, built in units, sink unit, plumbed for washing machine and vented for dryer, sink unit)  
 2.5 x 1.5 m

## First Floor

- Master Bedroom with solid walnut floors and french doors leading to wraparound balcony with stunning views over Liscannor Bay. The bedroom has a walk in wardrobe with built in slide-robe units. The shower en-suite bathroom is fully tiled with w.c., w.h.b., bath, mirror, unit with lights and heated towel rail)  
 5.0 x 4.5 m
- Bedroom No. 2 (with solid oak floor, velux windows and built in shelving units)  
 2.9 x 2.9 m
- Bathroom fully tiled with w.c., w.h.b., bath, mirror unit with lights & heated towel rail)
- Hotpress (with shelving)

## Lower Ground Floor

- Bedroom No. 3 (with carpeted floor)  
 4.4 x 3.0 m
- Bedroom No. 4 (with carpeted floor and patio doors)  
 4.4 x 3.1 m
- Shower Room (fully tiled, w.c., w.h.b., shower, mirror unit with lights and heated towel rail)
- Storage Room

THE TOTAL  
 ACCOMMODATION  
 EXTENDS TO  
 APPROXIMATELY  
 156 SQ MTRS  
 (1,675 SQ FT)



LAHINCH GOLF CLUB



VIEW FROM THE HOUSE

### Exterior

- Garage with up and over door
- Liscannor stone patio,
- Tarmacadam driveway
- Exquisite landscaped gardens

### Features

- Double glazed composite windows with PVC exterior and solid timber internal finish.
- Burglar Alarm
- Solid Oak Floors
- Gas Fired zoned central heating
- Carpets, curtains and blinds and light fittings included in sale
- Exquisite setting with panoramic ocean views

## SUMMARY

Type: Residential  
Bedrooms: 4 Bed  
Bathrooms: 3 Bathrooms  
Square Metres: 156  
Square Feet: 1,675

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