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## **15 Keelgrove, Ardnacrusha Co. Clare**

**W**e are delighted to introduce for sale this exceptionally well presented four bedroom detached family home of circa 172 sq.m. (1850 sq. ft.) in this popular residential development positioned in a quiet cul de sac.

**T**he bright well laid out accommodation comprises of entrance hallway, cloak room, living room, dining room, kitchen/breakfast room, office, kitchenette/sitting room, family room, guest wc. 4 bed rooms main with ensuite and walk in wardrobe and bathroom.

**O**utside the property is further enhanced with a west facing maintenance free rear garden with a large shed of block construction, gated side entrance ways to both sides and front garden part lawned with tarmacadam driveway.

### **Price Guide:**

**Region €310,000**

**Barrack House, O'Connell Avenue, Limerick  
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PSRA Licence No.: 002371**

## Accommodation

Accommodation	Size	Description
Entrance Hallway	5.65m x 2m 18'5" x 6'5"	White Aluminium Entrance door. Tiled Floor. Alarm Point. Telephone point. Under-stairs storage area.
Cloak Room	2.7m x 1.58	Fitted Wardrobe & tiled floor.
Living Room	5.3m x 3.3m 17'3" x 10'8"	Featured cast iron fireplace with tiled inset, tiled hearth and ornate timber surround. Large bay window. . Coving. T.V. point. Double doors to dining room.
Dining Room	3.75m x 3.35m 12'3" x 10'9"	Timber Flooring. Coving. Dado Rail. Double glazed aluminium sliding patio doors to rear garden. Double glass pannelled doors to kitchen/dining room.T.V. point.
Kitchen / Breakfast Room	4.65m x 4.4m 15'2" x 14'4"	Pine kitchen with ample array of eye and floor level units/display cabinets. 4 x cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Kitchen units have recessed lighting.Tiled floor. Powerpoint oven and hotpoint 4 plate ceramic hob and extractor fan. Plumbed for dishwashe, fitted winerack. Opening to kitchenette/sitting room.
Office	2.6m x 3.6m 8'5" x 11'8"	Coving. TV Point. Telephone Point
Kitchenette	3m x 1.73m 9'8" x 5'6"	Fitted pine kitchenette with floor level units. Single drainer stainless sink unit with mixer tap. Plumbed for washing machine. Breakfast counter. Tiled floor. Door leading to side garden. White aluminium glass pannelled door to garden.
Sitting Room	5.m x 3m 16'4" x 9'8"	Timber Flooring. T.V. point.
Family Room	4.55m x 3m 14'9" x 9'8"	Television Point. Timber Flooring
Guest W.C.	2m x 0.8m 6'5" x 2'6"	W.C. Wash hand basin. Tiled floor. Shelving. Extractor fan.

## Upstairs

Accommodation	Size	Description
Landing	3.2m x 1.1m & 2.15m x 1.9m 10'5" x 3'6" & 7'0" x 6'2"	Hot press with dual immersion.
Master Bedroom	5.15m x 3.37m 16'8" x 11'0"	Range of fitted wardrobes and over-head presses. Timber Flooring. Large bay window..
Walk-in Wardrobe	1.45m x 1.75m 4'7" x 5'7"	Range of fitted wardrobes and drawers.
Ensuite	1.5m x 2.3m 4'9" x 7'5"	Fully tiled shower cubicle with Triton T90 XR Electric shower. W.C. Wash hand basin in vanity unit. Tiled Floor.
Bedroom 2	3.32m x 2.6m 11'3" x 8'5"	Fitted wardrobes. Timber Flooring. Covings.
Bedroom 3	3.45m x 3.58m 11'3" x 11'7"	Timber Flooring. Covings.
Bedroom 4	4.65m x 2.6m 15'2" x 8'5"	Range of fitted wardrobes, shelving & drawers. Timber floor. Covings.
Bathroom	2m x 2.3m 6'5" x 7'5"	Bath. W.C.. Wash hand basin in vanity unit Fully tiled walls and floor.



## Special Features

- \* Detached
- \* Gas fired central heating
- \* Double-glazed windows
- \* Alarm
- \* 4 double bedrooms
- \* 5 reception rooms
- \* Pine fitted kitchen
- \* Utility Room
- \* Ensuite and dressing room
- \* Excellent flooring throughout
- \* Cul de sac
- \* Close proximity to Limerick City
- \* Garden shed of block construction
- \* c.172 sq.m. (1,850 sq. ft.)

## Outside

**O**utside: Front garden mainly laid to lawn with tarmac driveway and hedge surround. Gated side entrance way to both sides. To the rear there is a maintenance free rear garden which is fully walled and has an extensive patio area and a raised patio area. Detached garden shed of block construction with pitched and tiled roof. The rear garden is west facing. The garden shed measures 5.75m x 3.85m. Outside tap & light.



### Viewing strictly by appointment

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