

Upstairs cont.

Accommodation	Size M. Ft.	Description
Bedroom 4	2.5m x 3m 8'2" x 9'8"	Fitted wardrobe. Vanity unit. Centrepiece and coving.
Bathroom	1.95m x 2m 6'4" x 6'5"	Bath. W.C.. Wash hand basin. Coving. Recessed lighting. Tiled walls and floor.
Second Floor		
Large Attic Room	5.65m x 4.35m 18'5" x 14'3"	Recessed lighting. 4 velux windows offering views of the Atlantic Ocean. 2 x storage areas. Attic room currently used as a TV and games room.

Outside

Front garden with raised sandstone patio. Off-street parking for 2 cars. To the rear, a large patio sandstone area. Water feature. The rear has been recently upgraded with raised walls which have been pebble dashed. Gated side entranceway. 6 feature spotlights.



Viewing strictly by appointment

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**5 George's Head,
Kilkee,
Co. Clare.**

Price

Region €425,000

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PSRA Licence No.: 002371

A truly unique opportunity arises to acquire this spacious, detached, 4 bedroom residence which has uninterrupted views across Kilkee Bay, Duggerna Reef (Pollock Holes) and the Atlantic Ocean.

Kilkee is renowned for it's famous Blue Flag beach, scuba diving, golf, fishing and swimming at Burnes Cove, New Found Out and the Pollock Holes. There are also many great restaurants and pubs in the town and Loop Head is just a short drive away. Kilkee is also on the Atlantic Way.

The beautifully presented, spacious and recently refurbished and decorated accommodation comprises of entrance hallway, W.C. / shower room, living room, raised kitchen / dining room, utility room, 4 bedrooms, main ensuite and bathroom. On the 2nd floor there is a recently converted, large attic room, currently used as a games room.

Outside this fantastic property is further enhanced with a front garden which has a raised sandstone patio, which offers great seating area overlooking the Atlantic. To the rear, there is a large patio sandstone area with water feature with surrounding raised walls. The rear garden has a number of strategically placed spotlights. Gated side entrance way.



Accommodation		
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Entrance Hallway	4.8m x 2m 15'7" x 6'6"	Centrepiece and coving. Timber flooring. Wainscotting. White PVC entrance door. Double glass panelled door leading to Living Room.
Guest W.C. / Shower room	2.8m x 1.1m 9'2" x 3'6"	Fully tiled shower cubicle. W.C.. Wash hand basin. Fully tiled floor. Coving. Recess lighting. Wainscotting.
Living Room	4.62m x 4.85 15'1" x 15'9"	Feature marble fireplace with ornate surround. Marble hearth and Stovex inset solid fuel stove. Centrepiece and coving. Timber flooring. Double glazed sliding patio door offering panoramic views of the Atlantic Ocean, Duggerna Reef and Kilkee Bay.
Kitchen / Dining Room	6.2m x 2.95m 20'3" x 9'7"	Modern fitted handpainted kitchen with ample array of eye and floor level units. Display cabinets. Fitted wine rack. Integrated fridge. Granite worktop. Belfast sink unit with mixer tap. Plumbed for dishwasher. Electrolux steam oven and 4 plate ceramic hob. Elica extractor fan. Timber flooring. Centrepiece and coving. Double glazed sliding patio door leading to garden area. Door to...
Utility Room	1.35m x 2.85m 4'4" x 9'3"	Storage press. Plumbed for washing machine. White aluminium door to side and rear garden.
Upstairs		
Bedroom 1	3.8m x 3.35m 12'5" x 11'	Range of fitted wardrobes. Centrepiece and coving. Double galzed white aluminium sliding door with electric blind.
Ensuite	1.5m x 1.75m 4'9" x 5'7"	Fully tiled shower cubicle with Mira Elite electric shower. W.C. . Wash hand basin. Coving. Recessed lighting.
Bedroom 2	2.6m x 2.85m 8'5" x 9'3"	Fitted wardrobe. Vanity unit. Centrepiece and coving.
Bedroom 3	3.8m x 3.9m 12'5" x 12'8"	Fitted wardrobe. Centrepiece and coving.