# WOULFE & CO. AUCTIONEERS.

#### ACCOMODATION;

Porch:

**7'5 x 5'4 (2.28 x 5.36).** Tiled floor, recessed, light fittings.



**Entrance Hallway:** 20'5 x 7'9 (6.22 x 2.37). Tiled floor, light fittings, modern, spacious & bright.



Kitchen/Dining Room:

**14'6 x 25'2 (4.42 x 7.67).** Tiled floor, shaker style Kitchen, with solid fuel stove, cooker, electric hob & Extractor fan, integrated appliances, recessed, light fittings, modern & bright.



Utility: 5'10 x 9'11 (1.78 x 3.03). Tiled floor, plumbed for appliances, storage units, light fittings.

Please note that all measurements and details are believed to be correct but any intending purchaser should satisfy himself/herself or otherwise as to the correctness of these particulars



**Lounge Room: 16'29 x 14'6 (4.96 x 4.42).** Timber floor, solid fuel stove, light fittings, curtains & blinds, bright & well decorated.



**Shower room: 7'6 x 6'6 (2.29 x .2)** .Tiled floor, wc, whb, shower, light fittings.



**Landing:** 8'7 x 7'9 (2.63 x 2.38). Timber floor, light fittings, bright & spacious



Bedroom one:

Bedroom two:



10'11 x 13'10 (3.33 x 4.23). Timber floor, light fittings & blinds.

**8'8 x 10'9 (2.64 x 3.27).** Timber floor, light fittings & blinds.

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Bedroom three:

**Bedroom Four:** 



**15'9 x 13'7 (4.82 x 4.15).** Timber floor, walk in wardrobe, light fittings & blinds

**13'1 x 11'11 (3.196 x 3.64).** Timber floor, walk in wardrobe, light fittings & blinds.

**En-suite:** 5'4 x 7'10 (1.63 x 2.4). Tiled walls & floor, wc, whb, established shower, light fittings.



**Bathroom:77 x 9'10 (2.33 x 3.01).** Tiled walls & floor, wc, whb, bath, established shower, light fittings, modern & bright & well decorated.



#### **FEATURES:**

- Gravel & chip driveway
- Kerbs
- Constructed in 2010
- Front & rear lawn
- Zoned OFCH
- Bio System
- Permanet Broadband
- Foundation for garage
- 12(A) Planning Permission
- Circa 181.74 sq mt/1955 sq ft
- Circa 0.5 Acres

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# VIEWING

Please ring us to make an appointment. We are open 9.30am to 5.30pm Monday to Friday.

GPS Co-Ordinates:	Latitude : 52.43914 (52° 26' 20.92" N)
	Longitude : -9.30831 (9° 18' 29.9" W)

## **Directions:**

From Abbeyfeale, take the Glin road, pass the N.C.T Centre. Take the  $1^{st}$  left, from Listowel/ Kimorna for 0.7km. Continue until you see a sign for Knocknesna National School, turn right, continue for 2km, then turn right ( pass Knocknesna School on the left hand side). Take the  $1^{st}$  left, continue for 3km. The property is on your left hand side.

## MORTGAGE INFORMATION

We can offer independent mortgage advice dealing with several financial institutions offering the most competitive mortgages in the marketplace to suit your needs. Telephone Declan on 068 32141/087 7617573 for a free and confidential telephone consultation to suit your mortgage requirements.