

Unique, contemporary home close to
Shannon Airport

Marian House, College Road, Ennis, Co. Clare, V95 W80K



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About this property

Marian House is truly one of a kind. A unique property that is laid out over two floors and encompasses everything that the modern family requires in terms of space, decoration and functionality. The gated entrance opens into a gravelled driveway, bound by granite kerbing and slabs, mature shrubs, Liscannor stone walls with a gated access to the hidden garden and for convenience, the car port to the side.

Inside, the entrance hall welcomes you to an open plan kitchen / dining / lounge space that has the benefit of 3 different living areas - ideal for a family or for entertaining. Running the full depth of the house, this area is the heart of the home and clever floor to ceiling glazing to the back brings the terrace and garden into the home. The kitchen (designed by Surreal Designs in Galway) is well equipped and benefits from two island counters with granite tops, floor and eye level units and high-quality integrated appliances. The living area has a polished steel raised gas fire and direct access through sliding doors to the front enclosed garden. To the rear of the open plan room is the lounge which has access to the rear garden and terrace. This area is snug and welcoming and adjoins the kitchen area so an ideal spot to keep an eye on younger members of the family. The feature open plan room

described above only takes account of about half of the ground floor with the wine cellar, utility room/laundry, gym area and rear hall with independent access making up the rest of this level. Inside the front door to the right is the office/guest bedroom.

Upstairs, there are 4 further double bedrooms (3 en-suite) and a useful linen room. The wrap around balcony serves the main landing and two of the larger bedrooms, creating an outstanding outdoor space with views onto the manicured gardens and over Ennis town. The ensuite rooms are very tastefully decorated and designed with modern materials and the solid oak flooring throughout gives a smooth and cosy feel to this level. Internally, the finishes to the home are second to none in the market and Marian House needs to be viewed to truly appreciate the thought and effort that the owner, architect and builder combined did to create this home. There is a modern, well stocked greenhouse set to the rear of the garden and a block-built garden shed to the side - both very useful to the home.

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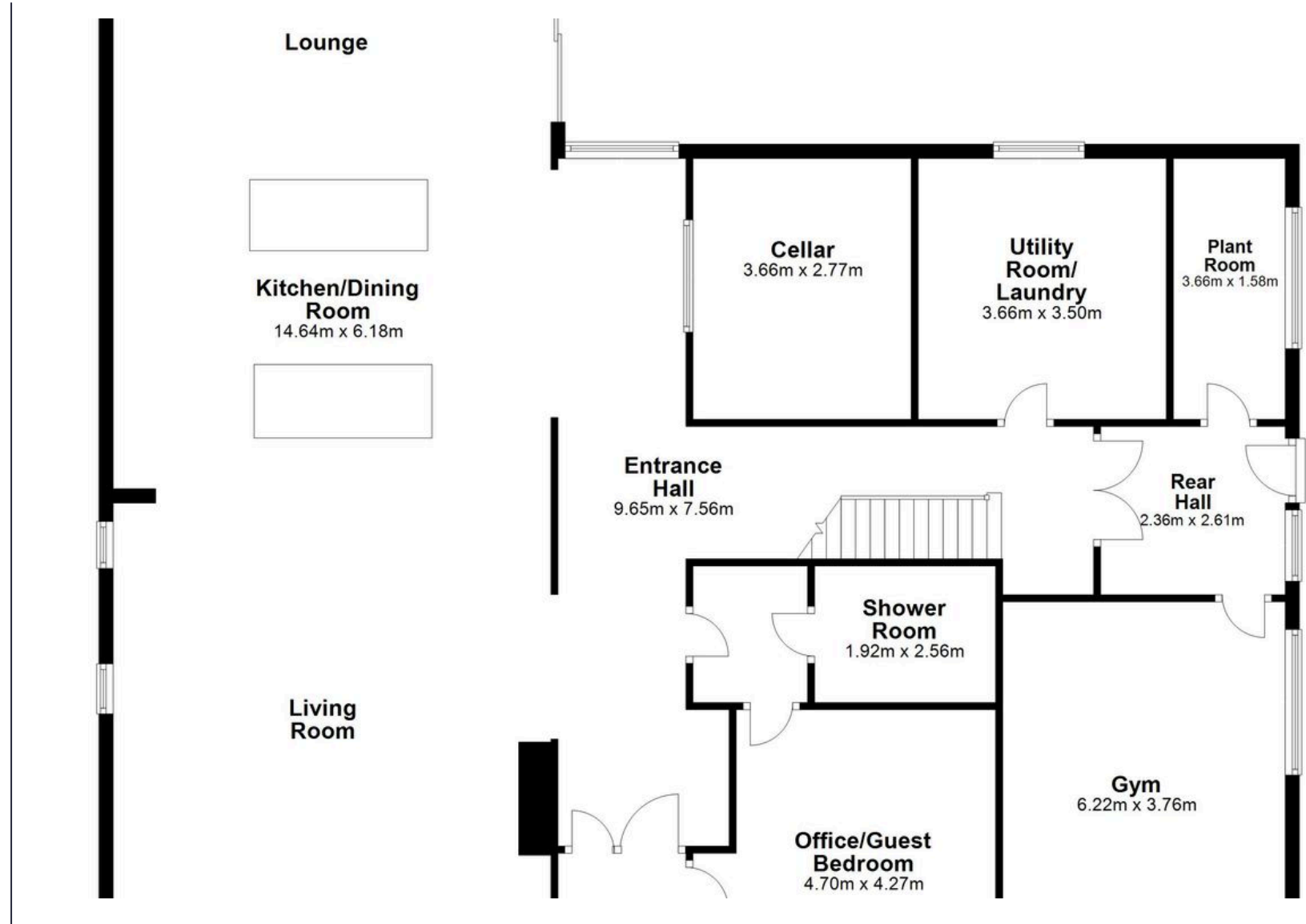
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Plans

 3,853 sq ft



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Local Area

Ennis (500m) is a lively country town set on the banks of the river Fergus. Renowned for being a stronghold for traditional Irish music and culture, Ennis offers a comprehensive range of amenities and services including large shopping centres, cinemas, quality restaurants and bars and many family interests and pursuits. The county is well known for its wide selection of sandy beaches, water sport locations and walking and hiking trails, including the Burren which is internationally known.



Property Details

Key Features

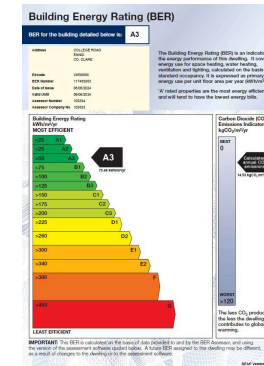
- One of the finest homes in the South West
- Mechanical ventilation
- Smart Home Integration
- Fully landscaped garden both front and rear
- Extensive rear lighting and electrical sockets

Services & Additional Information

Mains water, mains drainage, underfloor gas fired central heating, heat recovery ventilation installed in the attic and piped throughout house, fibre broadband, CCTV, electric gates, garden lighting, integrated shutters and smart home features. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

BER

BER Rating = A3



Tenure

Freehold

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Enquire



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