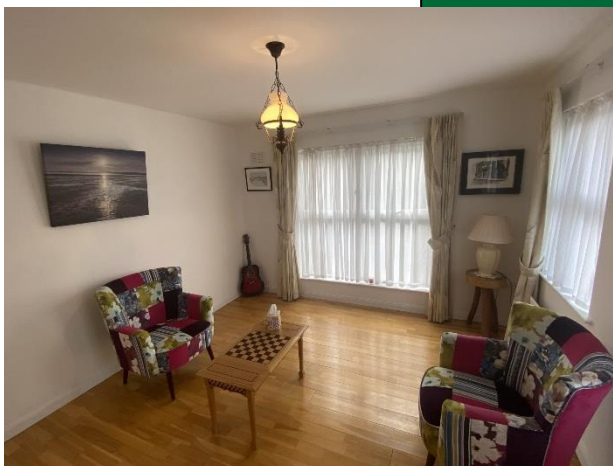




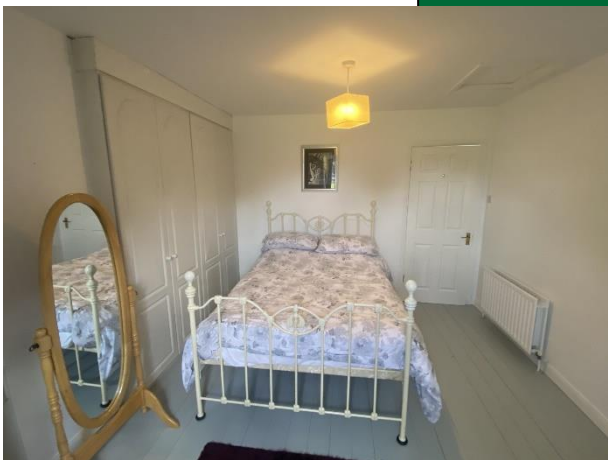
20 Clonlara Village, Clonlara, Co. Clare



Guide Price  
€250,000



Delightful three bedroom detached property is perfect condition.



Announcing to the market this truly superb three bedroom detached residence maintained in magnificent condition throughout, completed to a very high standard offering bright, spacious and well proportioned living and bedroom accommodation.

This is a wonderful opportunity to acquire an ideally located home situated on the outskirts of this hugely popular village which is just 15 minutes drive from Limerick City. Hugely active local community with a renowned local primary school. Beautiful walks along the banks of the nearby River Shannon. Within easy reach also of the picturesque Village of Killaloe. Inspection of this choice home is very highly recommended.

### Rooms:

Entrance hallway

Solid oak flooring. Alarm point.

Sitting room

Solid oak flooring. TV point.

3.06m (10'0") x 4.01m (13'2")

Study / Office

Solid timber flooring. Patio door to rear.

2.04m (6'8") x 2.08m (6'10")

Kitchen

Fully fitted kitchen. Tiled flooring. Built in oven and hob. Integrated dishwasher and fridge freezer.

3.06m (10'0") x 3.03m (9'11")

Utility

Fully plumbed

1.05m (3'5") x 1.06m (3'6")



Bedroom 1 : Double bedroom. Solid oak flooring.

3.04m (10'0") x 3.08m (10'1")

Bedroom 2 : Double bedroom

3.01m (9'11") x 4.02m (13'2")

Bedroom 3 : Double bedroom. Built in wardrobes. Ensuite with electric shower fitted

4.04m (13'3") x 3.08m (10'1")



Shower room : Tiled flooring. Power shower fitted

1.03m (3'5") x 2.06m (6'9")

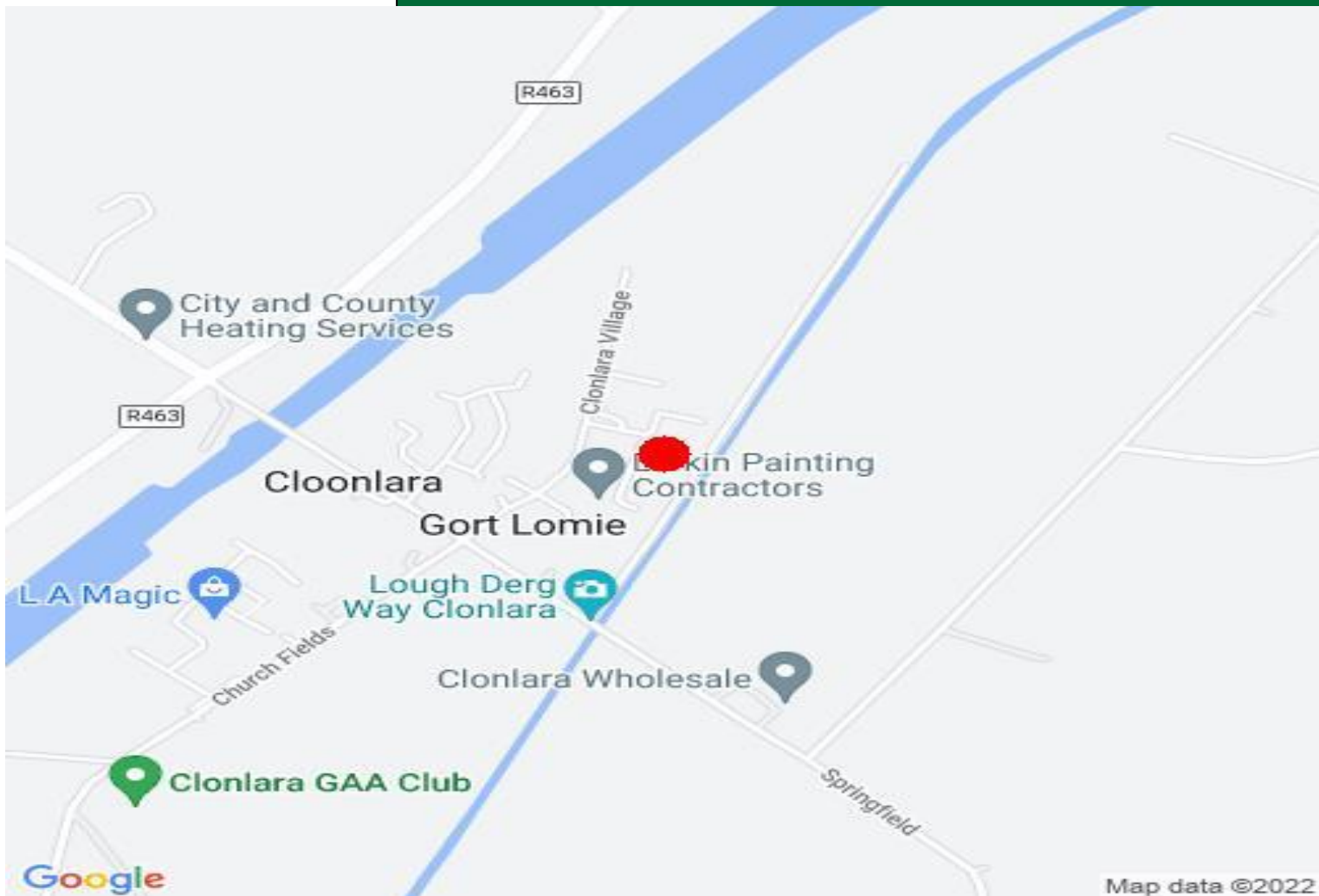
Bathroom : Partly tiled

2.07m (6'9") x 1.06m (3'6")



## Features:

- ✓ Detached 3 bedroom / three bathroom dormer bungalow in a quiet cul de sac overlooking green area
- ✓ Front and rear doors teak. Windows double glazing UPVC.
- ✓ Royal oak kitchen units. Oak flooring in the sitting room, study, hall and downstairs bedroom.
- ✓ Tiled floors in kitchen, bathrooms and utility.
- ✓ Wheel chair accessible downstairs. Downstairs bathroom and wet room.
- ✓ Upstairs bathroom.
- ✓ Serviced alarm and broadband available.
- ✓ Boiler house and insulated shed.
- ✓ Fridge, dishwasher and oven are under guarantee and included in the sale.
- ✓ Walled mature back garden and decking. Front garden grassed with cottage fencing. Tarmac driveway.



### Directions:

Enter Eircode V94X9D7 to your mobile device to bring you straight to the door of this property. GVM sign erected.

### Agent Information

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PSRA Number: 002030

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