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PROPERTY SALES



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GOOD HANDS

BALLYCRIGHAN,
CLOONEY, QUIN,
CO. CLARE V95RT20



061 451 522

info@propertymanagementireland.ie

24 Ashdown Centre,
Courtbrack Avenue, Limerick

PSRA: 003061

Asking Price
Offers In Excess Of

€415,000

LOCATION

Ballyrighan is enviably positioned on mature site in a private woodland setting . It is conveniently located just 3.8 kms north of the picturesque Quin Village , 8 kms east of Ennis Town Centre, 5 kms of the M18 Limerick/Shannon/Dublin Motorway at both junctions 12 and 13, 15 kms north of Shannon and 26 kms north west of Limerick City.

Directions: From Ennis follow the R469 Ennis/Quin Road, turn left after Doora Barefield Sports Complex, (Lynch's Cross) proceed for 2.6 kms and the property will be located on the lefthand side of the road, identified by a PMI sign. From Ennis proceed out the R352 Ennis/Tulla Road, take a right hand turn at Nora Hinchey's proceed for 1.5 kms and the property will be on the right hand side, identified by a PMI sign.

DESCRIPTION

Built in 2005, this stunning detached home has been totally renovated and modernised within the past two of years. Now boasting a cosy B3 energy rating this recently remodelled and stylishly decorated home extends to a spacious 223.1 sq. mtrs. (2,402 sq. ft.)

Featuring generously proportioned rooms including two large reception rooms and four bedrooms (two ensuite). The attic featuring a cut roof, could be easily converted if additional space is required

Some of the sleek finishes include a high gloss fitted kitchen with breakfast island and integrated electrics, quality timber, tiled and carpeted flooring, tastefully tiled bathrooms with quality fittings, coving to main reception rooms and master bedroom, with feature mood lighting in master bedroom and kitchen living area.

Set on a mature tree lined site of almost one acre, it features a stone front boundary wall with electric gates, large driveway, detached steel garage, a large brick patio area, detached steel garage together with front and rear lawns.



BER Rating - B3
BER Number - 115523383
Energy Performance Indicator -
140.32 kWh/m²/yr

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ACCOMMODATION

Hall – timber floor, coving, spot lights	Mtrs. 4.7 x 2.4
Living room- timer floor, bay window, double doors to kitchen/dining	6.2 x 4.8
Kitchen/dining/family room - timber floor, French door to rear, mood lighting, quality fitted kitchen with breakfast island, hob double oven, extractor, spot lights, solid fuel stove	11.6 x 4.5
Utility Room- tiled floor, hot press, storage units,	4.5 x 2.7
W.C.-Tiled with w.c., w.h.b. , mirror, vanity unit	
Bedroom 1 – laminate floor	3.8 x 2.3
Bathroom – Fully tiled, walk in shower, floating sink with vanity unit, towel radiator	3.8 x 1.3
Bedroom 2 – carpeted floor	3.9 x 3.1
Bedroom 3 – Carpeted floor, bay window	5.8 x 2.5 + 3.6 x 2.2
Ensuite – Fully tiled, floating w.c. and whb, blue tooth mirror, walk in shower towel radiator	2.6 x 2.2
Master bedroom – carpeted, French doors to patio, coving, mood lighting	4.8 x 4.2
Walk in wardrobe – carpeted floor, extensive drawers and hanging space	3.7 x 1.7
Master Ensuite – fully tiled, floating w.c. and w.h.b, walk in shower, bath	3.6 x 2.0
Floor area: 223 sq. mtrs. (2,400 sq. ft.)	



FEATURES

- Private tree lined site of 0.87 acres
- Tranquil yet convenient location
- Totally renovated with new plumbing, electrics, woodwork and internal finishes
- High levels of insulation and energy efficient gas boiler with thermostatic controls giving a B3 energy rating
- Electric gates, CCTV and burglar alarm fitted
- Well water with a biocycle treatment system
- Pumped showers through out
- Attic suitable for conversion
- Large steel shed with up and over door
- Landscaped gardens with large drive and brick paved patio area
- Truly walk in condition

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