

## Special Features

- \* Detached
- \* Oil fired central heating
- \* Double glazed windows
- \* Southwest facing rear garden
- \* Walking distance to Carrigaholt village
- \* Excellent condition
- \* South facing rear garden
- \* C. half acre site
- \* 4 double bedrooms
- \* 3 bathrooms



## “The Home of High Standards”

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



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**N**ew to the market comes this fine detached four bedroomed property on C. 0.66 acre (0.27 hectare). This modern development of only 21 houses is a short stroll from Carrigaholt village.

**T**his turnkey home provides for bright and spacious accommodation comprising of entrance porch, entrance hall, living room, kitchen, dining room, 2 bedrooms, main ensuite and bathroom downstairs. Upstairs there is a further two bedrooms, the main ensuite.

**T**his property is ideally located within walking distance to Carrigaholt Pier, the Long Dock, Carmodys Pub and within a short drive of the famous Loop Head and just 6 miles from Kilkee town.

**T**he property is further complimented by large gardens with the rear garden having a southern aspect.

**A** viewing of this property is highly recommended.



Accommodation	
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Entrance Porch	1.25m x 4'1" x 5'
Entrance Hallway	4.6m x 2'15'0" x 7'
Bathroom	3.2m x 2'10'4" x 7'
Living Room / Kitchen (open plan)	7.9m x 4'25'9" x 1'
Dining Room	3.1m x 3'10'1" x 1'
Bedroom 1	3.55m x 11'6" x 1'
Ensuite	2.45 x .5'8'0" x 3'
Bedroom 2	3.65m x 11'9" x 1'
Bedroom 3	3.7m x 5'12'1" x 1'
Bedroom 4	4.35m x 14'2" x 1'
Ensuite	2.3 x 1.7'7'5" x 5'