



PROPERTY SALES

A RARE OPPORTUNITY IN THE HEART OF ENNIS

LIMERICK ROAD

ENNIS

CO. CLARE

V95 D6EK



SPECIAL FEATURES:

- ✓ DETACHED HOME OF 161 SQ. METERS (1,733 SQ. FT.)
- ✓ 3 RECEPTION ROOMS, 4 BEDROOMS
- ✓ MUCH SOUGHT AFTER LOCATION
- ✓ 1.5 KMS FROM ENNIS TOWN CENTRE
- ✓ SOUTH FACING SITE OF 0.11 HECTARES (0.27 ACRES)
- ✓ RESIDENTIAL & COMMERCIAL POTENTIAL

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**PMI, Old Cratloe Road, Limerick
V94 EYC1
PSRA: 003061**

**ASKING PRICE
OFFERS IN EXCESS**

€375,000



PROPERTY MANAGEMENT | SALES | LETTINGS



LOCATION

This property, with its spacious layout, extensive gardens, and prime location, offers the perfect opportunity for potential buyers seeking a residence with character or businesses looking for a prominent location with easy access to key transportation routes. This detached home is perfectly positioned on the west side of the former N18 Ennis/Limerick Road, on a south facing site close to The West County Hotel. This much sought after location is within a short distance of Ennis and all local amenities including shops schools and work centres.

Ennis is the principal town of Co. Clare, positioned strategically within close proximity to major local work centres: 15 km to Shannon International Airport, 31 km to Limerick City, 50 km to Galway

DESCRIPTION

Discover a truly exceptional home in one of Ennis' most sought after locations in Ennis, the gateway to the scenic Wild Atlantic Way. This spacious two-story family residence offers the perfect blend of comfort and style, set back from the road and framed by a large, well-tended front garden.

Step through the original teak front door into a welcoming hall way. To the right, a cozy family room awaits, complete with a stunning Connemara marble fireplace, while a versatile second reception room lies to the left, ideal for entertaining or relaxation.

The hallway leads you to an expansive open-plan dining area and kitchen, designed for family gatherings. Adjacent to the kitchen, a practical utility space includes a downstairs WC, storage, a hot press, and a separate utility room with convenient external access. The upper floor reveals a newly renovated family bathroom together four/five well-proportioned bedrooms. The fifth room, currently configured as a dressing room, offers direct access from the main bedroom, providing flexibility to adapt the space as needed.

One of the home's standout features is its expansive, secluded rear garden with a sunny south facing rear garden, fully enclosed by mature hedging for privacy. The rear features a detached garage and ample with room to spare for outdoor activities or extension.

BER DETAILS

BER Details: D1

BER Number: 117826867

Energy Performance Indicator: 256.97 kWh/m²/yr

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