

| Accommodation | | |
|---|-------------------------------|---|
| Accommodation | Size M. Ft. | Description |
| Landing | | Hotpress with dual immersion |
| Bathroom | 2.2m x 1.7m 7'2" x 5'6" | Bath with Triton electric shower. W.C. and wash hand basin. |
| Bedroom 1 | 4.8m x 3.12m 15'7" x 10'2" | T.V. and telephone point. |
| Ensuite | 2.2m x 0.1m 7'2" x 3" | Fully tiled shower cubicle. WC. Wash hand basin. Tiled floor. |
| Dressing Room / Bedroom 4 | 2.08m x 2.4m 6'8" x 7'9" | |
| Bedroom 2 | 6m x 2.9m 19'7" x 9'5" | T.V. and telephone point. |
| Bedroom 3 | 3.2m x 2.75m 10'5" x 9' | T.V. and telephone point. |
| Outside | | |
| Front garden with tarmacadam driveway. Gated side entrance. Walled rear garden. | | |

Viewing strictly by appointment

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**34 Churchfields,
Clonlara,
Co. Clare.**

Price

Region €140,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

A superb opportunity to acquire this spacious family home adjacent to Clonlara Village and within a short drive of Limerick City Centre and all its amenities.

The bright, airy and spacious accommodation comprises of entrance hallway, livingroom, kitchen/dining room, utility room, guest WC, family room, three bedrooms (main ensuite), dressing room / bedroom 4 and bathroom.

Outside the property has a walled and private rear garden and a front garden with off street parking.

Viewing is highly recommended.

Special Features

- * Semi detached
- * Oil fired central heating
- * Double glazed windows
- * Two reception rooms
- * Private rear garden
- * Modern development
- * Off street parking
- * Superb kitchen
- * Ensuite
- * BER Rating: C2

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| Accommodation | Size M. Ft. | Description |
| Entrance Hallway | 4.66m x 1.88m 15'3" x 6'2" | Hardwood entrance door. Timbing. Recess lighting. Telephone Understairs storage area. |
| Living Room | 5.22m x 3.35m 17'2" x 10'10" | Feature fireplace. TV point. Do pannelled doors leading to ... |
| Kitchen / Dining Room | 5.34m x 3.38m 17'5" x 11'10" | Modern fitted Shaker style kitc ample array of eye and floor le Single drainer 1&1/2 bowl stair steel sink unit. Fully tiled floor. glazed sliding patio doors to re den. TV point. |
| Utility Room | 2.17m x 2.95m 7'11" x 9'7" | Array of eye and floor level unii Plumbed for washing machine. floor. Door to rear garden. |
| Guest WC | 1.84m x 1.55m 6'1" x 5'1" | WC. Wash hand basin. Tiled fl |
| Family Room | 4.8m x 2.9m 15'7" x 9'5" | Telephone and T.V. point. |