

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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Entrance Hallway	4.66m x 1.88m 15'3" x 6'2"	Hardwood entrance door. Timb ing. 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 uni 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.