

FOR SALE BY PRIVATE TREATY

NEWHALL, DRUMMEEN, ENNIS, CO. CLARE V95P2XK



**EXQUISITE DETACHED RESIDENCE LOCATED IN AN IDYLIC
SETTING ON A PRIVATE 0.3 HECTARE (0.75 ACRE) SITE**

LOCATION

Enviably located in the much sought after Newhall, this family home is just 250 metres south of the N68 Ennis/Kilrush Road, only 2 kms north of the popular Ballyea Village and 4 kms from Ennis Town Centre.

Local amenities including shop, school, church, GAA grounds and community centre are easily accessible, as is, the Ennis Bypass and M18 road network providing easy access to local and regional work centres.

This unique property is ideally suited for those who would enjoy the tranquillity and privacy of the setting boasting a convenient location close to Ennis Town.

DESCRIPTION

Extending to 258.6 sq. mtrs. (2,783 sq. ft.) this spacious home rests on a mature, elevated site of 0.3 hectares (0.75 acres).

The bright, spacious and versatile accommodation of 258.6 sq. mtrs. (2,883 sq. ft.) includes 4 reception rooms, ensuite bedroom and conservatory on the ground floor, with a further 4 bedrooms and bathroom on the first floor.

The residence takes advantage of the natural day light and views of the mature gardens and lush countryside.

ACCOMMODATION

The following is the accommodation and approximate room dimensions:-

<u>Ground Floor</u>	<i>Mtrs.</i>
Entrance Hall (carpeted floor, under stairs, mahogany stairs)	4.2 x 3.6
Sitting Room (carpeted floor, coving, marble fireplace, patio door)	8.5 x 4.7
Dining Room (carpeted floor, coving,)	4.1 x 3.6
Living Room (carpeted floor, coving, marble fireplace)	4.3 x 3.6
Kirchen (tiled floor, fitted units, plumbed for dishwasher)	4.3 x 1.1
Conservatory (tiled floor)	3.6 x 1.8
Utility/Rear Porch (partially tiled with w.c.)	
Bedroom No. 1 (carpet, walk in wardrobes,	5.9 x 4.6
Ensuite (partially tiled with electric shower)	
<u>First Floor</u>	
Landing (carpet, coving)	4.4 x 4.2
Bedroom No. 2 (carpet, built in wardrobes, vanity)	6.6 x 4.2
Ensuite (partially tiled with shower, w.c., w.h.b.)	
Bedroom No. 3 (carpet, built in wardrobes, vanity)	4.6 x 3.6
Bathroom (partially tiled with w.c., w.h.b. both and separate shower)	4.3 x 1.9
Bedroom No. 4 (carpet, built in wardrobes)	4.3 x 3.6
Bedroom No. 5 (carpet, built in wardrobes, w.h.b.)	4.1 x 4.1
Walk in hotpress	

Total gross internal floor area is approximately 258.6 sq. mtrs. (2,738 sq. ft)

Exterior

Storage shed. Boiler house. Exquisite mature elevated site featuring mature tress, shrubs and flowers with panoramic views of the sylvan countryside

BER DETAILS

BER:- D1 BER No 113613434 Energy Performance Indicator:245.74 kWh/m2/yr

FEATURES

- * Tranquil yet location from Ennis Town & M18 * Solid mahogany stairs & internal doors*
- * Oil fired central heating * Sale includes quality curtains, carpets, integrated and light fittings*

ASKING PRICE

In excess of €390,000

