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## **Erinagh, Clonlara, Co. Clare**

**W**e are delighted to introduce for sale this substantial 7 bedroomed detached house built c. 2002 and on c. half acre of mature gardens.

**T**his spacious residence of c. 320 sq. m. (3450 sq. ft.) comprises of entrance porch, hall, inner hall, living room, dining room, kitchen/dining room, utility room, guest W.C., sun lounge, 7 bedrooms, 4 en-suite and bathroom.

**T**he property is located just 4km from Clonlara Village and c. 14km from Limerick City centre.

**O**utside the property is further complimented with mature gardens with a variety of plants, shrubs and trees. There is a large deck area and a gravelled driveway with gated entrance.

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

### **Price Guide:**

**Region €330,000**

**Barrack House, O'Connell Avenue, Limerick**

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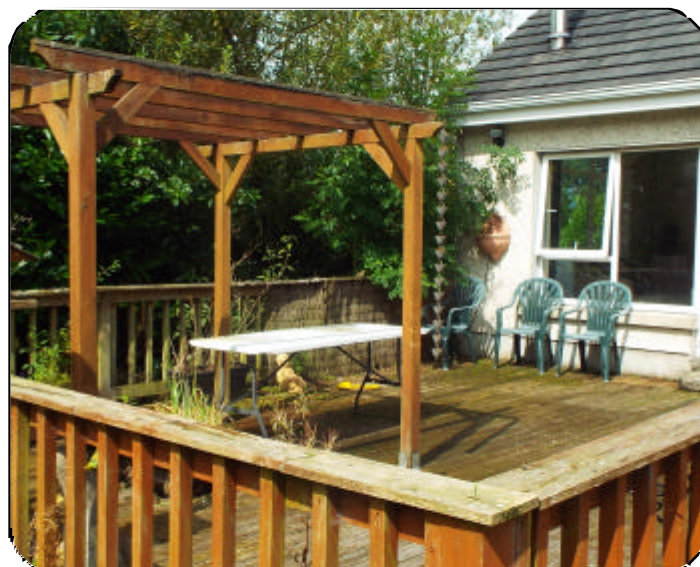
**PSRA Licence No.: 002371**

## Accommodation

Accommodation	Size	Description
Entrance Porch	1.25m x 2.5m 4'1" x 8'2"	Hardwood entrance door. Tiled Floor.
Hallway	4.56m x 2.65m	Timber Flooring.
Inner Hall	12.2m x 1.2m 40'0" x 3'93"	
Living Room	5.35m x 4.5m 17'5" x 14'7"	Solid fuel Stovax stove on tiled hearth with pine overmantle. Recessed lighting. Pine flooring. Radiator cover. TV point.
Dining Room	5.8m x 4.5 19'1" x 14'7"	Solid Fuel Tiger Stove with Liscannor hearth and brick surround. Pine floor. Double glazed french doors to side garden.
Kitchen/Dining Room	6.2m x 3.85m 20'3" x 12'6"	Modern fitted kitchen with array of eye and floor level units. Zanussi double oven. 5 plate gas hob. Extractor fan. Single drainer one and half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Timber flooring.
Utility Room	3.7m x 2.1m 12'1" x 6'8"	Plumbed for washing machine. Floor level presses. Tiled floor. White PVC door to rear garden.
Guest W.C.	1.2m x 1.7m 3'9" x 5'5"	W.C.. Wash hand basin. Tiled floor
Sun Lounge	5.35m x 4.1m 17'5" x 13'4"	Solid fuel stove. Timber flooring. Double glazed french doors leading to large deck area and gardens.
Bedroom 1	3.75m x 3.45m 12'3" x 11'3"	Pine Floor
Bedroom 2	3.35m x 4m 10'9" x 13'12"	Pine Flooring. TV Point
Bedroom 3	4.5m x 3.9m 14'7" x 12'7"	TV Point. Pine Flooring
Ensuite	2.15m x 1.8m 7'0" x 5'9"	W.C.. Wash hand basin. Shower Unit wired
Bathroom	3.65m x 2.7m 11'9" x 8'8"	Bath. Large shower cubicle with sliding glass shower door. W.C.. Wash hand basin in vanity unit. Bidet. Extractor fan. Heated towel rail.
Upstairs		
Bedroom 4	4.65m x 3.9m 15'2" x 12'7"	Recessed lighting
Ensuite	3.3m x 1.25m 10'8" x 4'1"	Tiled shower cubicle. Wash hand basin. W.C.

Upstairs Continued		
Accommodation	Size	Description
Bedroom 5	4.7m x 3.2m 15'4" x 10'4"	Recessed lighting.
Ensuite	3.1m x 1.25m 10'1" x 4'1"	Tiled shower unit. W.C.. Wash hand basin.
Bedroom 6	3.4m x 6.22m 11'1" x 20'4"	TV Point
Bedroom 7 (Master Bedroom)	5.25m x 6.6m 17'2" x 21'6"	Timber Flooring. recessed lighting. Timber switch. TV Point
Walk-in wardrobe	1.95m x 2.85m 6'3" x 9'3"	Jacuzzi bath. W.C.. Seperate tiled shower cubicle. Wash hand basin in vanity unit. Heated towel rail. Fully tiled walls and floor.
Ensuite Bathroom	3.4m x 6.22m 11'1" x 20'4"	Jacuzzi bath. W.C.. Seperate tiled shower cubicle. Wash hand basin in vanity unit. Heated towel rail. Fully tiled walls and floor.

The property is positioned on a half acre of lawned gardens with a variety of mature plants, trees and shrubs. The house is accessed through wooden gates leading to a gravelled driveway. To the rear there is a barna garden shed and large deck area. Outside sensor lights and tap.





## Special Features

- \* Detached
- \* House built in 2002
- \* 7 Bedrooms
- \* 3 Reception rooms
- \* 5 Bathrooms
- \* c.320 sq. m. (3450 sq. ft.)
- \* Property is on a half acre
- \* Double glazed windows
- \* Mains and Well water
- \* Bio cycle septic tank
- \* c.7km from Clonlara Village
- \* c.14km from Limerick City
- \* Mature Gardens

## Directions

Take the Corbally road as far as Griffins Garage, turn right, proceed from there into Clonlara Village. Take another right and take next left and proceed along that road for 3.3km and the property is on your right.



## “The Home of High Standards”

### Viewing strictly by appointment

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