

# For Sale

Asking Price: €250,000

**Sherry  
FitzGerald**  
McMahon



72 Acha Bhile, Lahinch Road, Ennis,  
Co.Clare, V95Y2TK

**BER** B3

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald McMahon are delighted to present this bright and spacious 3-bedroom semidetached family home located in this popular development. It is situated at the end of a cul de sac with no passing traffic and has a large green area to the front. The property is conveniently located just off the Lahinch Road, walking distance to local amenities and a short distance Ennis town centre. It offers easy access to the town's western bypass connecting to the M18 motorway and west to the wild Atlantic route to North and West Clare. Built in 2008, this property comes to market in excellent condition. On entering the main entrance hallway, the tile flooring leads to an attractive double aspect living room. Laminate timber flooring and a large front aspect bay window provide an excellent ambience of comfort and homely feel. There is a bright spacious open plan kitchen/dining room with quality fitted wall and base units and integrated oven and hob. Double fold back doors from the dining area merge into the living room giving an excellent open plan feel. There are French doors onto the rear patio that leads to the back garden complete with steel shed. Rounding off the ground floor is a separate utility and the downstairs WC. On the first floor there is a generous landing with a ceiling natural light window to the roof. There are two double bedrooms (one of which has an attractive ensuite bathroom), a single bedroom (which is currently used as a home office) and the main bathroom. Externally to the front there is a tarmac driveway with room for two vehicles. Floor area 108sqm. BER B3





## Special Features & Services

- Excellent energy rating
- Located at end of cul de sac
- Zoned Gas fired central heating
- Built in 2008
- Contemporary style finishes.
- Excellent location
- Close to Ennis ring road.

## Accommodation

**Entrance Hall** Complete with tile flooring and stairs leading to first floor landing.

**Kitchen Dining Room** Tile flooring, double doors leading to rear low maintenance garden which is just off the dining area through French doors. The kitchen with built in wall and floor units with splash back tiling, integrated electric oven with gas hob and overhead extractor.

**Utility Room** Complete with tile flooring, storage presses and plumbing for a washing machine and dryer (stacked over and under). Back door to the garden.

**WC** WC, wash hand basin and rear aspect window.

**Landing** Carpet flooring with hot press storage and doors leading to three bedrooms & main bathroom.

**Bedroom 1** Complete with laminate timber flooring, double bedroom with front aspect window and ensuite bathroom.

**Ensuite** Attractive partially tiled contemporary bathroom with electric shower.

**Bedroom 2** Single bedroom, complete with laminate timber flooring and front aspect window.

**Bedroom 3** Double bedroom complete with laminate timber flooring and rear aspect window.

**Bathroom** WC, wash hand basin and bath.

## Garden

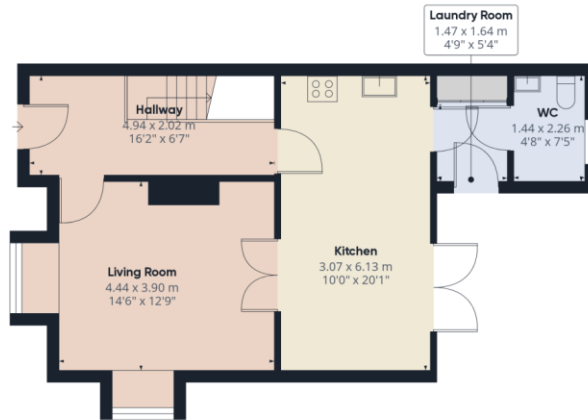
The rear garden is accessed via a gated side access. The timber fence panels and block walls around the boundary provide excellent privacy. There is also a corner pebbled feature area in the corner of the garden and a steel shed.

**BER** BER B3, BER No. 117735779

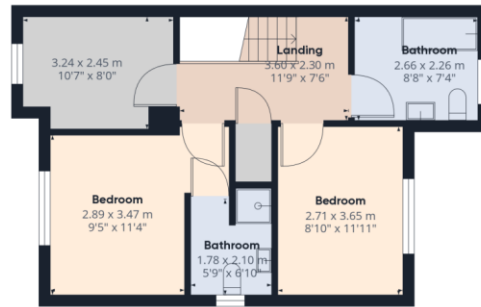
## Directions

Take the Lahinch road from Ennis (N85). Take a right turn into the development just before the Texaco service station. Take the 5th left in the development and follow to the end of the cul de sac.





Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
97.92 m<sup>2</sup>  
1054 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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