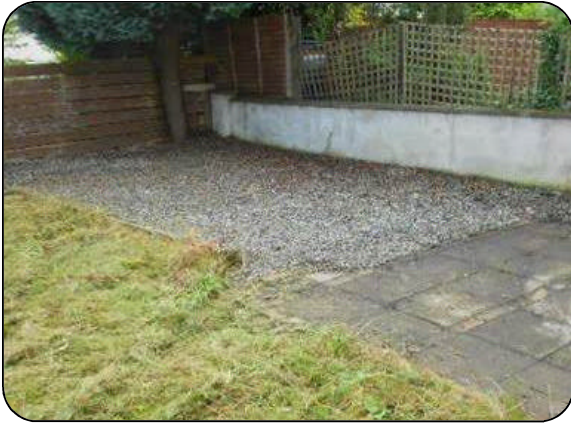


Outside

South facing rear garden, mainly laid to lawn. Patio area. Outside tap. Fully walled front garden with ample parking. Garage C. 7.4m x 3m (24'3" x 9'8").



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



**58 Ballycannon Heights,
Meelick,
Co. Clare.**

Price

Region €64,950

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

New to the market comes this spacious 4 bedroom semi detached family home offering the discerning purchaser a superb opportunity to acquire a spacious home at an affordable price.

The well laid out and spacious accommodation comprises of entrance porch, entrance hallway, living room, kitchen / dining room, 4 bedrooms and bathroom.

Outside the property is further complimented by a south facing rear garden. Garage / workshop to the side and front garden with off street parking.

Special Features

- * Semi-detached
- * Oil Fire Central Heating
- * Double glazed windows
- * Newly installed kitchen (needs completion)
- * Four bedrooms
- * Cul-de-sac
- * Off street parking
- * South facing rear garden



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch			Double glazed sliding woodgrain PVC porch.
Entrance Hallway	2.65m 8'7"	2.35m 7'7"	Timber flooring. Telephone point. Clothes closet.
Living Room	3.5m 11'5"	4.08m 13'4"	Feature cast iron open fireplace with driftwood pine surround. Centre piece. Timber flooring. T.V. point.
Kitchen / Dining Room	6m 17'7"	3.3m 10'8"	Modern fitted kitchen with an array of eye and floor level units. Cutlery drawer. Pot drawers. Single drainer stainless steel sink unit. Belling cooker and extractor fan. Double glazed sliding patio door to rear garden.
Landing Upstairs			Hotpress with dual immersion.
Bedroom 1	2.9m 9'5"	3.5m 11'5"	Timber flooring. Range of fitted pine wardrobes.
Bedroom 2	2.95m 9'7"	2.88m 9'4"	Range of fitted pine wardrobes.
Bedroom 3	1.93m 6'3"	2.95m 9'7"	Timber flooring.
Bedroom 4	2.55m 8'4"	2.95m 9'7"	Fitted pine wardrobe.
Bathroom			