



44 Inis Orga, Sixmilebridge, Co. Clare



Guide Price €295,000





GVM Auctioneers are delighted to present to the market No. 44 Inis Ogra, Sixmilebridge, Co. Clare. This is a hugely attractive, bright, and spacious three-bedroom semi-detached residence, beautifully positioned in a private and tranquil cul-de-sac, enjoying the benefit of not being overlooked to the front or rear, offering wonderful privacy and peace.

This magnificent home is within walking distance of all local amenities, including shops, popular and welcoming hostilities, church, a renowned primary school and state of the art sporting facilities. This property also boasts superb connectivity, with Shannon, Limerick City, and Ennis all just a short drive away.

This home is presented in turnkey condition and will appeal to first-time buyers, those seeking to right size, or investors searching for an excellent opportunity. The accommodation is bright, welcoming, and decorated in soft, neutral tones, with a superb flow throughout.

A particular highlight of this property is the sun-drenched rear garden, fully paved and enclosed, featuring a spacious patio area, side entrance, and a useful garden shed – perfect for outdoor living and entertaining.

This is a truly excellent opportunity to acquire a well laid home, sensibly priced and in a most sought-after and convenient location. Inspection is highly recommended.

Rooms:

Entrance Hall Tiled floor

Guest bathroom wc, whb,

Sitting Room Wooden flooring, feature fireplace
4.04m (13'3") x 3.06m (10'0")

Kitchen/Dining Room Tiled flooring with generous floor and eye level units, recessed lighting and patio doors to rear garden 6.02m (19'9") x 2.07m (6'9")



Utility Room Plumbed

3m (9'10") x 1.07m (3'6")

Study/TV Room 3.02m (9'11") x 3m (9'10")

Bedroom 1 Master bedroom built in wardrobes,

En-Suite wc, whb, pump shower

3.04m (10'0") x 2.08m (6'10")



Bedroom 2 Double bedroom

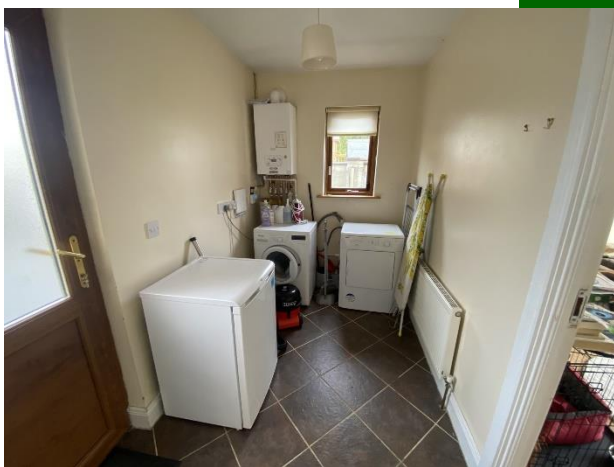
3.04m (10'0") x 2.07m (6'9")

Bedroom 3 Double bedroom

2.07m (6'9") x 2.07m (6'9")

Main Bathroom Fully tiled, wc, whb, electric shower

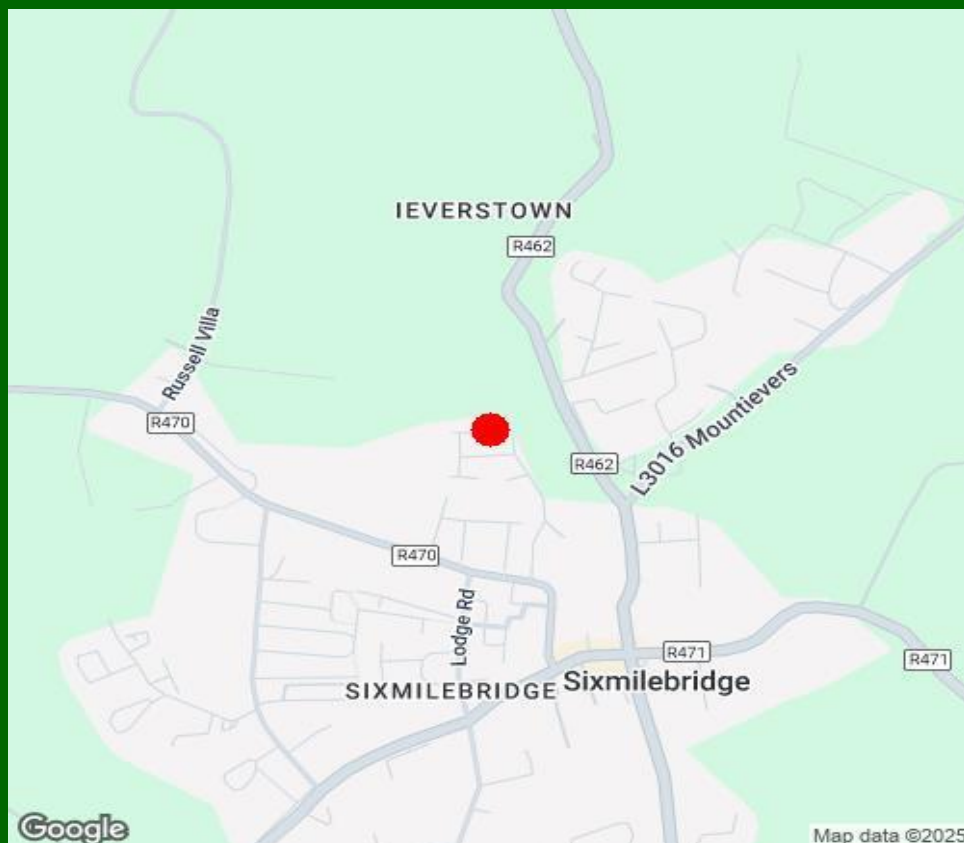
1.06m (3'6") x 2.05m (6'9")



Features:

- Gas fired central heating system (recently replaced boiler)
- Double glazed UPVC windows
- En suite off master bedroom
- Full paved rear garden
- Not overlooked to front or at rear
- Quiet cul de sac
- Limited and established development
- Good off street parking
- Aesthetically attractive facade
- Side entrance





Property Directions:

Enter Eircode V95 V449 in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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