



Blackwater, Clonlara, Co. Clare



**Guide Price**

**€395,000**



Announcing to the market a truly superb four bedroom detached dormer style residence standing on a beautifully appointed and leafy Circa 0.8 st acre site maintained in excellent condition throughout and completed to a very high standard offering bright, spacious and well proportioned living and bedroom accommodation.



This is a wonderful opportunity to acquire an ideally located home situated in a very pleasant and peaceful rural setting yet is just 15 minutes drive from Limerick City. Hugely active local community with a renowned local primary school and sporting facilities. Beautiful walks along the banks of the nearby River Shannon. Just 15 minutes drive from the picturesque of beautiful Killaloe. Within walking distance of Barry Cross which has an excellent local supermarket, a comfortable and welcoming local hostelry and a regular public transport service linking to the city centre. This sensibly priced property is ideal for those in search of a quality home that really oozes class and location location location. Inspection of this extensive and magnificent home is very highly recommended.

### **Rooms:**

#### **Entrance hallway**

Timber flooring

#### **Sitting room**

Timber flooring. Solid fuel stove. TV point. Brick fireplace.

3.08m (10'1") x 4m (13'1")

#### **Kitchen**

Fully fitted kitchen units. Built in oven and hob. Gas fireplace. Tiled flooring.

3.08m (10'1") x 5.01m (16'5")

#### **Utility Room**

Tiled flooring. Alarm point. Fully plumbed

1.07m (3'6") x 4m (13'1")

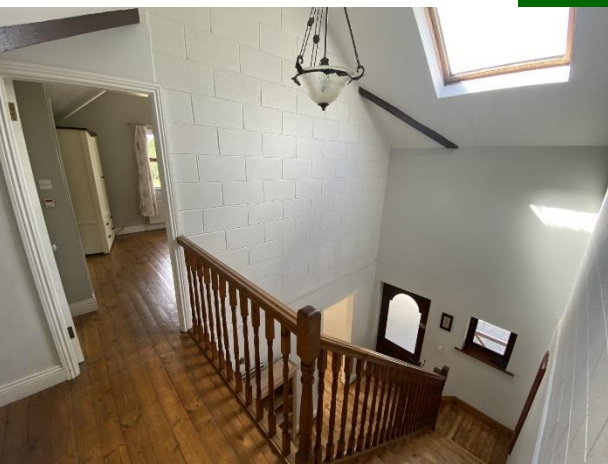
#### **Toilet and whb**

Tiled flooring

#### **Bathroom**

Partly tiled. Recessed lighting

1.06m (3'6") x 3.03m (9'11")







### Bedroom 1

Double room with timber flooring.

3.03m (9'11") x 4.06m (13'4")

### Bedroom 2

Double room with timber flooring

4.05m (13'3") x 3.03m (9'11")



### Bedroom 3

Double room with timber flooring.

Ensuite :- partly tiled. Electric shower fitted.

4.05m (13'3") x 4.05m (13'3")

### Bedroom 4

Double room with timber flooring

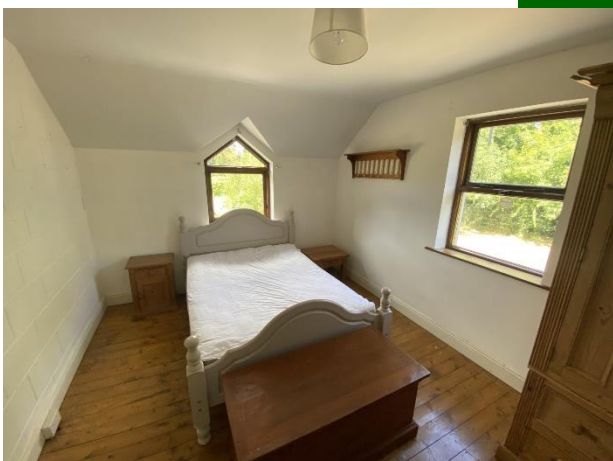
3.04m (10'0") x 4.03m (13'3")

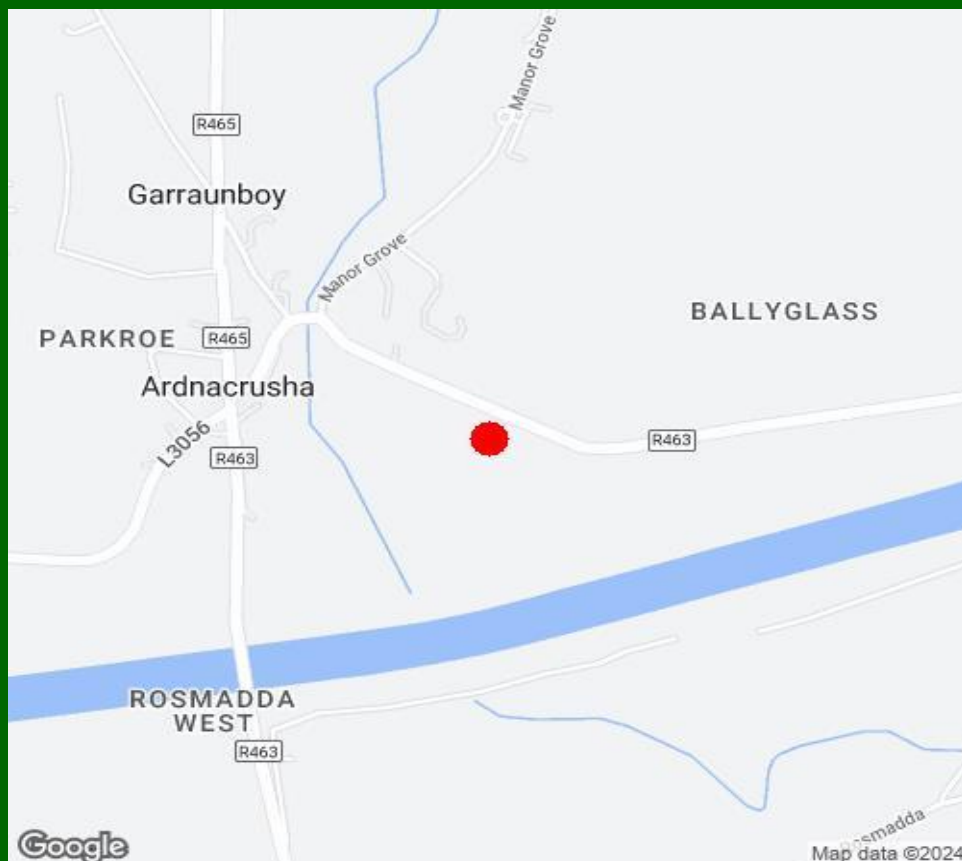


### Walk in Hotpress

### Features:

- Gas fired central heating
- Double glazed windows
- Private and beautifully appointed Circa 0.8 st acre site
- Just 10 minutes drive from the city centre
- Well laid out living and bedroom accommodation
- Sensible price point
- Great space and potential to extend if required
- A home with great style and character
- Decking area and sun drenched gardens





### Property Directions:

Enter Eircode V94KF6N to your mobile device to direct you straight to this property. GVM sign erected.

### Agent Information:

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#### Disclaimer

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