



7 Dún Rí, Bunratty,  
Co. Clare



**Guide Price**  
**€450,000**



GVM present to the market this hugely attractive property nestled in the exclusive and sought-after development of Dún Rí, in the hub of the historic and hugely popular Bunratty Village. This exceptional two-bedroom detached home offers the perfect mix of modern family living blended with idyllic village charm. Constructed to a very high specification, the property is presented in showhouse condition and boasts generous, well laid out living and bedroom accommodation.



No 7 features an inviting hallway, a bright & spacious open plan living/dining area and modern kitchen ensuring comfortable and functional living for any family. There are two good sized bedrooms both with en suites. The front garden enjoys manicured lawns with a tarmacadam driveway with ample parking space for cars. To the rear, the property enjoys a private and beautifully landscaped garden, perfect for relaxing or entertaining.



The location is second to none. Bunratty is a charming village renowned for its rich history and cultural heritage. The village is home to the famous Bunratty Castle and Folk Park, which attracts thousands of visitors each year. The Castle dates back to the 15th century and is one of the most well-preserved medieval castles in Ireland. The Folk Park is a living museum that showcases traditional Irish life from the 19th century, with over 30 buildings and exhibits to explore. In addition to the castle and folk park, Bunratty has a range of other attractions and activities to offer. The village is home to a number of excellent restaurants and pubs, serving up delicious local cuisine and traditional Irish music. The nearby Dromoland Golf Club is a popular destination for golf enthusiasts, offering a challenging 18-hole course set against a stunning backdrop of rolling hills and lush greenery. For those who enjoy outdoor activities, Bunratty is ideally located for exploring the surrounding countryside. The village is situated on the banks of the River Shannon, providing ample opportunities for fishing, boating, and water sports. Overall, Bunratty is a wonderful place to live, work, and play. With its rich history, stunning scenery, and range of attractions and activities, it is no wonder that this charming village is such a popular destination for visitors from all over the world. So why not take advantage of this fantastic opportunity to purchase your dream home in a beautifully appointed and established cul de sac in this renowned and quality development.



This property comes to the market in superb decorative condition throughout. Inspection is highly recommended.

#### Rooms:



**Entrance hallway** Tiled flooring. Alarm point.  
2.4m (7'10") x 2m (6'7")



**Living/dining room** Tiled flooring. Feature fireplace. French doors to rear garden. T.V point. Recessed lighting. 7.4m (24'3") x 5.5m (18'1")

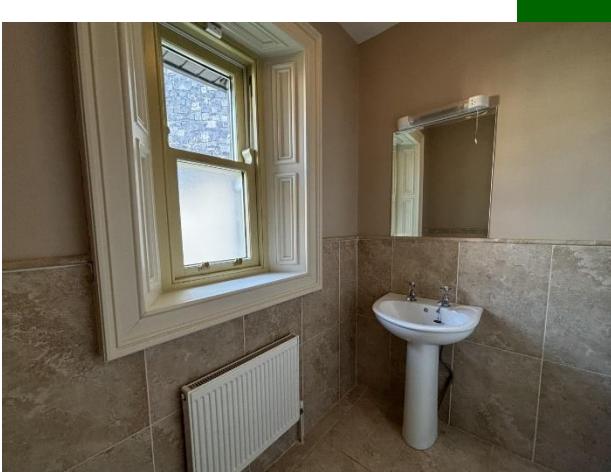


**Kitchen** Tiled flooring. Generous floor & eye level presses. 3.8m (12'6") x 3.8m (12'6")



**W.C & W.H.B** Tiled flooring.

2.1m (6'11") x 1.3m (4'3")



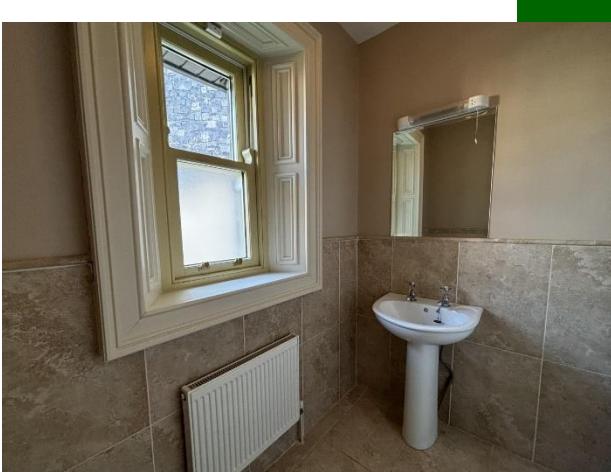
**Bedroom 1** Double room. Carpet flooring. Built in wardrobes. En Suite 4.6m (15'1") x 4.3m (14'1")



**En Suite** Tiled. W.C & W.H.B. Electric triton shower. 2.3m (7'7") x 1.5m (4'11")



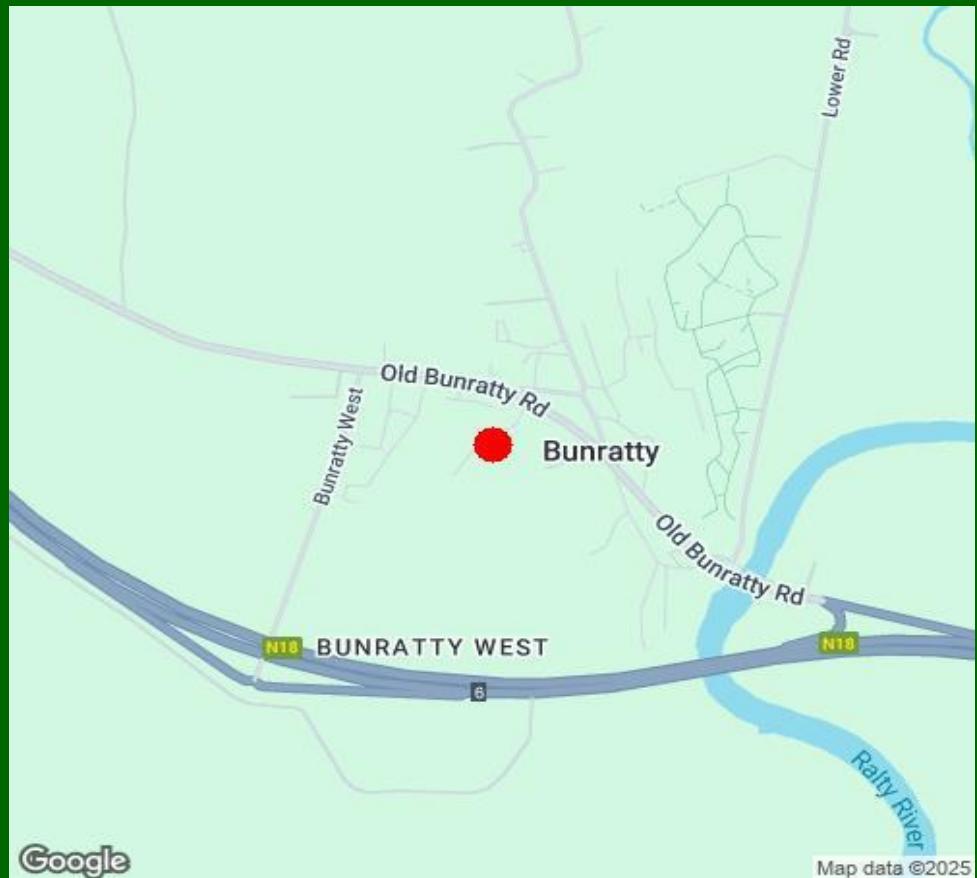
**Bedroom 2** Carpet flooring. Built in wardrobes. En suite. 4.4m (14'5") x 4.1m (13'5")



**En suite** Tiled. W.C. W.H.B. Electric triton shower. 2.2m (7'3") x 1.7m (5'7")

## Features:

- Gas fired central heating
- Good off street parking
- Double glazed UPVC windows
- Security alarm
- Quiet cul de sac
- Very attractive façade
- Quality construction
- Regular bus service
- Good energy rating



### Property Directions:

Enter eircode V95 A6Y5 into your mobile device to direct you straight to this property.

### Agent Information:

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### Disclaimer

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