



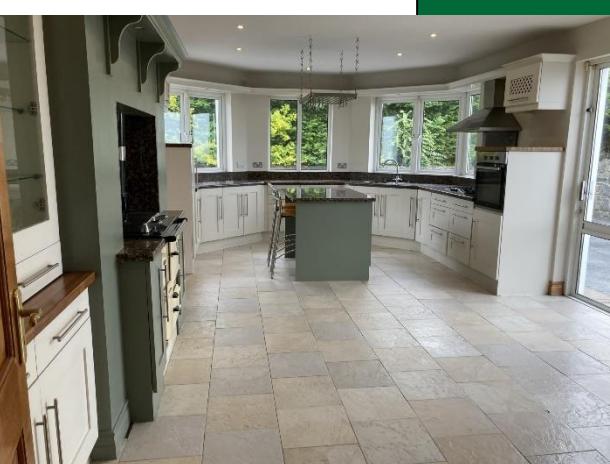
Pigeon Hill, Ballymorris, Cratloe, Co Clare



Guide Price €550,000



GVM present to the market this truly superb five-bedroom detached family home extending to Circa 3,175 sq ft and standing on a stunning and spectacular elevated 0.4 st acre site offering panoramic views of the Shannon River and surrounding countryside.



This wonderful home offers bright, spacious and well proportioned living and bedroom accommodation and benefits from five en suite bedrooms. This idyllic property which oozes charm and location is positioned on the outskirts of Cratloe Village offering easy access to the School, forest walks and to all local village amenities together with easy access to the N/M18 to Limerick, Shannon, Ennis and Galway. Pigeon Hill House is accessed via automated wrought iron gates to a tarmac driveway surrounded by mature, landscaped and beautifully manicured gardens. The layout is modern and contemporary, ideal for modern day family living. Established, mature and tranquil setting yet very very conveniently located. Inspection of this truly magnificent executive style home is very highly recommended.

Rooms:

Entrance Hallway

Tiled flooring. 2 period radiators. Central staircase. spot lights and centre lighting. Under stairs storage press.

3.07m (10'1") x 7m (23'0")

Family room

Maple flooring. Marble feature fireplace with optional gas connection. Full length window overlooking Cratloe Grotto and Cratloe Woods.

4.02m (13'2") x 5.03m (16'6")

Kitchen / Dining room

Fully fitted Maple Kitchen (recently repainted) Feature dresser. Cream Rayburn. Tiled flooring. Recess lighting. Patio Door leading to rear of the property.

8.05m (26'5") x 4.02m (13'2")

Utility room

Fitted units. Tiled flooring. Half door feature.

1.08m (3'7") x 4.02m (13'2")

Sun room

Tiled flooring. 2 period radiators. 4 fully length windows and patio door opening out to panoramic views.

5.04m (16'6") x 5.05m (16'7")



Living room : Tiled flooring. Feature marble fireplace. Two windows and patio doors. Recess lighting. 8.04m (26'5") x 4.02m (13'2")

Guest WC : Wc and whb. Fully tiled.

Play room / Office / 5th bedroom : Maple flooring. Walk in wardrobes. Ensuite bathroom 4.02m (13'2") x 3.08m (10'1")

First Floor Landing. : Balcony around the feature staircase.

Sliderobe wardrobe. Window overlooking Cratloe Grotto and Cratloe Woods.

Bedroom 1 : Red deel flooring. Double sliderobe wardrobes. Ensuite 2.7 X 1.6 :- Fully tilled shower room with window. 4.02m (13'2") x 4.03m (13'3")

Bedroom 2 : Red deel flooring. Triple door sliderobe. Ensuite 2.8 X 1.6 :- Fully tiled shower room with window.

Bedroom 3 : Red deel flooring. double door sliderobe. Window overlooking The River Shannon. Ensuite shower room 3.1 X 2.6 :- Fully tiled with window. : 4.04m (13'3") x 3.06m (10'0")

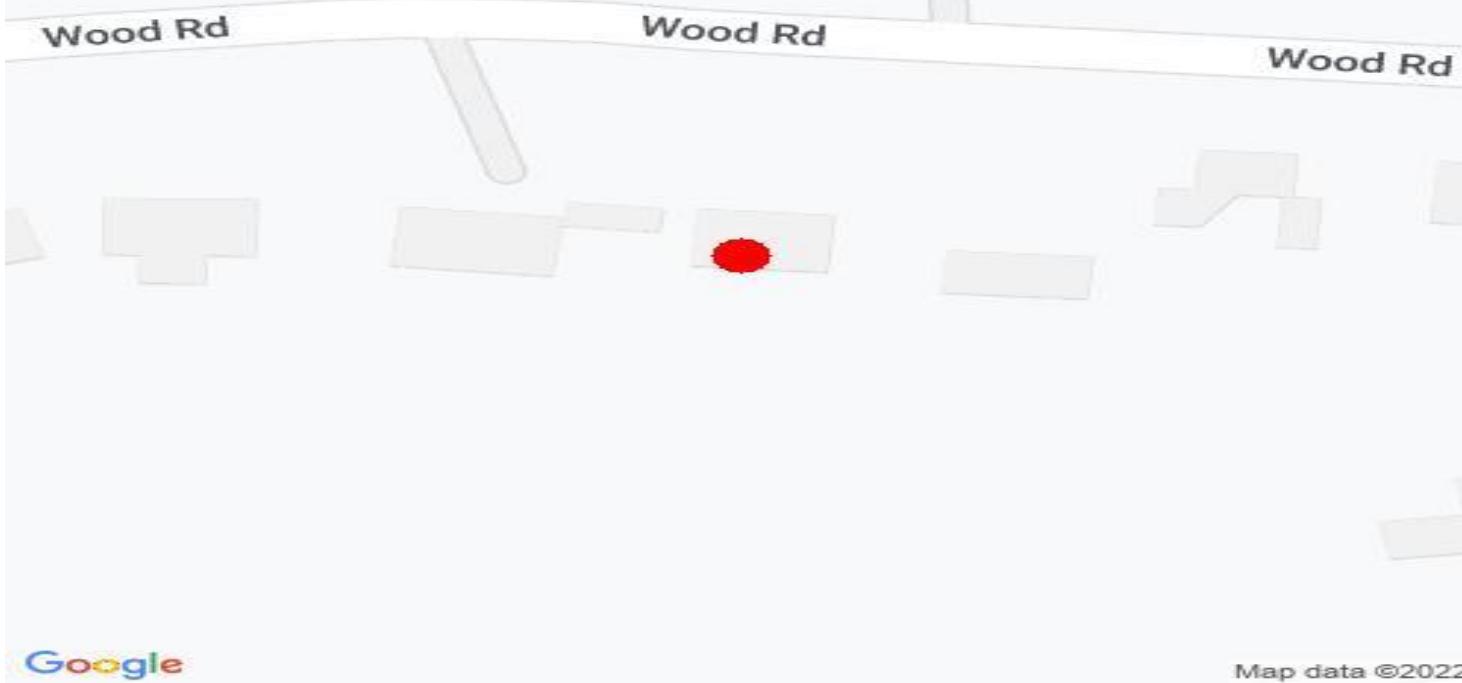
Bedroom 4 : Red deel flooring. Window overlooking The River Shannon. Ensuite :- wc, whb, jacuzzi bath. Window.

3.08m (10'1") x 4.04m (13'3")

Features:

- ✓ Circa 3,175 sq ft block built property constructed in 2000.
- ✓ Oil fired central heating.
- ✓ Teak doors throughout. UPVC double glazed windows.
- ✓ 5 ensuite bedrooms.
- ✓ 100% south facing rear garden with panoramic view over The River Shannon.
- ✓ Elevated site with feature natural cut stone walls front and rear.
- ✓ Rayburn cooker.
- ✓ Recently painted externally and internally.
- ✓ 5 X Slide robe wardrobes.
- ✓ 2 no marble fireplaces with connection for gas supply.





Google

Map data ©2022

Directions:

Enter Eircode V95T3Y1 to your mobile device to bring you straight to the front door of this property.

GVM sign erected. Pigeon Hill House is located on the left hand side as you approach Cratloe Village via the Old Cratloe Road.

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