

# *Turloughmore, Boston, Co Clare*

**Newly built 4 Bedroom property standing on an elevated site at the foot of the Burren.**

**For Best Advice on Mortgages contact the Finance Team at Philip O'Reilly Property Plus.**

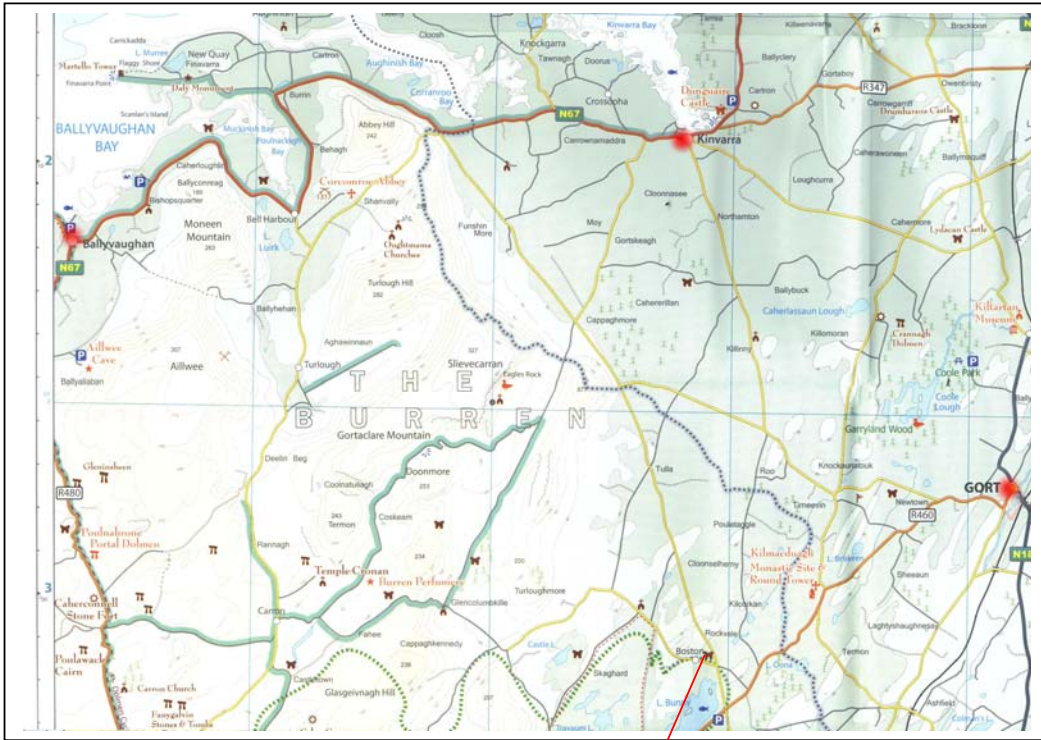


- \* C. 2,400 sq/ft of living accommodation
- \* C. 9.5 acres
- \* Detached garage
- \* Boasts amazing views of the Burren

**Price: €335,000**

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## LOCATION



### **Burren**

The Burren is a treasure trove of imposing majestic stone mountains, tranquil valleys, ancient turloughs, underground rivers, caverns, caves and spectacular lakes bordered by the world famous flowers that are unique to this lunar landscape. The Burren is close to the Atlantic Ocean, Aran Islands and Galway Bay.

### **Boston**

## DIRECTIONS

From Ennis, proceed on the N18 heading for Galway, drive through Crusheen village, and take the first turn to the left after the village, sign posted for Tubber and Boston.

Drive through Tubber village, continue along this road until you see the ruins of a tall castle on your left hand side, there is a crossroads at the castle, take the turn left signposted Boston, drive through Boston village, follow this road for 3 to 4 miles and you will see the house on the left hand side.

## ACCOMMODATION

### **Entrance Hallway:** 2.38m x 7.36m (7.81ft x 24.15ft)

Solid front door with ornate square pane of glass leading to long wide hallway that curves to the right.

### **Corridor:**

11.67m x 76.11m

(38.29ft x 249.7ft)

From the entrance hallway is a corridor off to the left; telephone point; recess lighting. 'Staira' stairs to attic space.



### **Reception Room:** 7.61m x 4.84m (24.97ft x 15.88ft)

Bright and spacious room with 5 windows offering optimum natural light and countryside views; recess lighting; large open feature fireplace (1.83m x 1.83m (6.0ft x 6.0ft), fire brick inside with solid wood lintel.



**Media Room or Family Room:** 3.19m x 4.86m (10.47ft x 15.94ft)

Recess lighting.

**Kitchen/Dining Room:** 5.36m x 4.83m (17.59ft x 15.85ft)

Kitchen: Fully plumbed and wired for working kitchen; recess lighting; telephone point; 3 steps leading down to sun lounge.

**Sun Lounge:** 3.67m x 2.66m (12.04ft x 8.73ft)

High vaulted ceilings; recess lighting; French doors opening out to garden area.

**Utility Room:** 2.29m x 2.38m (7.51ft x 7.81ft)

Plumbed for kitchen appliances; recess lighting; 'firebird' oil burner.

**Cloakroom:** 2.32m x 1.92m (7.61ft x 6.3ft)

Housing immersion tank; recess lighting.

**Main Bathroom:** 2.89m x 3.37m (9.48ft x 11.06ft)

recess lighting; extractor fan; high standard sanitary way comprising of low level WC with dual flush, bidet, pedestal wash hand basin fitted with 'potter perrin' taps, double shower tray, plumbed for an electric shower, large Jacuzzi bath.



**Bedroom 1:** 3.69m x 3.57m (12.11ft x 11.71ft) Telephone point; large arch shaped window with amazing Burren views; recess lighting.

**Bedroom 2:** 3.69m x 3.57m (12.11ft x 11.71ft) Telephone point; large arch shaped window with amazing Burren views; recess lighting.



**Master Bedroom 3 (En-suite):** 4.27m x 4.59m (14.01ft x 15.06ft)  
Telephone point; large arch shaped window with amazing Burren views; recess lighting.

**En-Suite:** 2.22m x 2.17m (7.28ft x 7.12ft)  
White delux sanitary ware comprising of low level WC, pedestal wash hand basin, double quadrant shower with jet stream Jacuzzi shower ; recess lighting; extractor fan.

**Walk in Wardrobe:** 1.97m x 1.75m (6.46ft x 5.74ft)  
Recess lighting.

**Bedroom 4 (En-suite):** 3.36m x 4.58m (11.02ft x 15.03ft)

Telephone point; large arch shaped window with amazing Burren views; recess lighting.

**En-Suite:** 1.78m x 1.67m (5.84ft x 5.48ft)

High standard suite comprising of low level WC, pedestal wash hand basin with 'potter perrin' taps, double quadrant shower with power shower.



## OUTSIDE

**Detached Garage:** 7.93m x 8.52m (26.02ft x 27.95ft)





**Countryside views**

**Viewing by Appointment with Sole Selling Agent  
Property Code: 1996**