

Crosses of Annagh, Miltown Malbay, Co Clare.

**Substantial 7 Bedroom Dormer property close
to the seaside town of Spanish Point**

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



- ❖ **7 Bedrooms (2 En-Suite)**
- ❖ **Oil Fired Central Heating**
- ❖ **Large 0.6 Acre Site**
- ❖ **Countryside & Sea Views**

Price: € 265,000

ACCOMMODATION

Ground Floor

Entrance Hallway: 4.79m x 6.45m (15.72ft x 21.16ft) Laminated wooden floor, understairs storage, telephone point

Reception Room: 4.77m x 3.93m (15.65ft x 12.89ft) TV point, laminated flooring, window overlooking countryside & sea views, working feature fireplace with cast iron inset with timber surround

Kitchen/Dining Room: 3.84m x 6.03m (12.6ft x 19.78ft) Tiled flooring, pine wall & base units, dishwasher, fridge/freezer, 'Creda' cooker, splash back tiling, patio doors leading to rear garden

Utility Room: 3.25m x 1.51m (10.66ft x 4.95ft) Tiled flooring, pine wall & base units, plumbed for washing machine, 'firebird' burner, door leading to rear garden

Hallway: Hot-press housing immersion tank

Main Bathroom: 1.79m x 3.63m (5.87ft x 11.91ft) Tiled floor to ceiling, white suite comprising of low level WC, pedestal wash hand basin, bath, separate shower cubicle with PVC sliding door, window offering natural light & ventilation

Bedroom 1: 3.36m x 2.89m (11.02ft x 9.48ft) Laminated flooring, TV point

Bedroom 2: 2.83m x 3.39m (9.28ft x 11.12ft) Laminated flooring, TV point, window overlooking front garden

Bedroom 3 En Suite: 4m x 3.88m (13.12ft x 12.73ft) Laminated wooden flooring, TV point

En-Suite: 4m x 3.88m (13.12ft x 12.73ft) Plumbed for bathroom suite

Stairs to First Floor Landing: () Red deal stairs to landing.

Bedroom 4: 5.3m x 4.22m (17.39ft x 13.85ft) Laminated flooring, TV point, window overlooking countryside & sea views, velux window



Bedroom 5: 2.49m x 3.89m (8.17ft x 12.76ft) Laminated flooring, TV point, velux window

Bedroom 6: 3.57m x 2.2m (11.71ft x 7.22ft) Laminated flooring, velux window, TV point

Main Bathroom: 1.91m x 1.69m (6.27ft x 5.54ft) RoomFeatures15



**Viewing by Appointment with Sole Selling Agent –
Property Code: 2423**