

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com



No. 143 Country Home "Primrose Cottage" outside Kilrush, Co. Clare

(143FN-KH) approx. 0.22 hectare/1/2 acre

Price Guide: € 125.000



Key Factors:

Renovated Cottage with conservatory extension in country setting

Ready to occupy

South facing gardens

Within 1 h drive (65Km) to Shannon Airport.

Description:

Value for money in a very scenic area of Ireland. Primrose Cottage is located at Moyfadda, Labashheda, Kilrush Co. Clare.

Within easy reach of Kildysart, Killimer Car-Ferry, Ennis and Kilrush, this traditional cottage is in excellent decorative order and ready to occupy..

Formerly a 3 bedroom cottage this beautiful home has been tastefully modernised and extended to, both inside and out. It's close proximity to Shannon Estuary and the Killimer-Tarbert Ferry that takes you to Kerry make it most attractive as either a home or holiday retreat.

Internally the cottage offers a modern open-plan kitchen/living/dining area, bedroom, bathroom and a beautiful conservatory has been added and overlooks the South-facing rear garden. Some of the works carried out in recent years include being re-slatted, re-plastered externally, re-wired and re-plumbed, the installation of an both an oil-fired central heating

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PSRA No. 002879

VAT ID No IE7435134J

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system and a solid-fuel stove with back boiler, the fitting of double glazed PVC doors and windows and the addition of extra insulation in the attic.

The site surrounding the property is spacious, beautiful and charming with spectacular views across the countryside and the mature hedging that surrounds the property insures privacy all year round. Features include a Liscannor flagged stone patio that is adjacent to the conservatory, raised beds and an immature orchard that are ideal for gardening enthusiasts, a gravel driveway to the front and side, and luscious green lawns to the front, sides and rear.

Floorplan

Kitchen/living/dining area 6.50m x 4.5m (29.25m²): Modern, open-plan space that formerly included bedrooms and could again with relatively little work. This fine space soaks up light from both the front and the rear of the property with the conservatory at the rear providing it with light all year round. Complete with a tiled floor, fully fitted kitchen and solid-fuel stove, this has ample space for all your culinary and living needs and there is also a futon sofa-bed ideal for guests.

Hallway 2.05m x 1.30m (2.67m²): This hallway connects the kitchen/living/dining area, bedroom, bathroom and the conservatory and is complete with tiled flooring.

Bedroom 3.65m x 2.35m (7.48m²): Spacious front-facing double bedroom complete with wooden flooring.

Bathroom 2.35m x 2.05m (4.82m²): Partially tiled, complete with WC, low-level wash hand basin and the benefit of two showers (one electric and one off the back boiler).

Conservatory 4.40m x 3.20m (14.08m²) : Superbly constructed PVC conservatory complete with double French doors that open out onto the paved patio area to the rear of the property. This provides ample sunlight to the rear of the property and has stunning views of both the superbly manicured rear garden and the surrounding countryside.

Total: 58.30m²

Directions:

From Kildysart take the R473 road, pass Kildysart church on your right hand side and after 200m take the right at the crossroads onto "Kings road". Proceed along this road for approximately 5 miles, keep right at the fork and the house is the first on the left hand side.

Eircode: V15YE13

Folio CE 25011

Price Guide: € 125.000

View by appointment with sole selling agents.

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