

**LICENSED AUCTIONEERS & SOLE AGENTS**

*ARDTARMON CASTLE, BALLINFULL, CO. SLIGO*

TEL: 071-9163284/ 087-2500-974. FAX: 071-9163860. WEB SITE: <http://www.irishproperties.com>

No 357 Natural Stone Residence outside Doolin, Co. Clare

----- (357DS-DN) Approx 6  
acres Price Guide: REDUCED TO € 450.000

**Description:**

An excellent opportunity to acquire this property. It combines excellent craftsmanship on all interior & exterior finishes together with a breathtaking location overlooking Doolin and the open Atlantic in the beautiful Co. Clare. It is only minutes to the famous Cliffs of Moher, Lahinch Golf links with sandy beaches and Lisdoonvarna.

Shannon Airport is within 1 hours drive. Ennis town within 30 minutes.

The property has been renovated/re-built to highest standards. Finishes include solid wood timber beam ceilings, Liscannor and Doolin flagstone flooring with central gas underfloor heating.

Large glass fronts to the seaside take in the beautiful seaviews in open plan living room and master bedroom. Due to the high natural elevation the seaviews are unspoiled of further development in the area.

Additional features include a large centrepiece stone fireplace, solid wood kitchen.

External finishes include traditional thatched roof, all exterior walls exposed in local natural stone including double garage. The residence is located central in the 6-acre plot with long entrance driveway leading to the home.

**The spacious lay-out offers:**

Entrance hallway/porch area, Bathroom, Master bedroom with walk-in wardrobe and glass front, open plan living/kitchen/dining area with open fireplace, glass front.

1<sup>st</sup> Floor: Bedroom, landing area.

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

O.S.I. No. AU0024902



Grounds: Circa 6 acres of good quality land suitable for horses etc. Fully fenced and clearly defined.

Price Guide: €695.000

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(357DS-DN) Approx 6 acres Price Guide: €495.000





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Viewing strictly by appointment with sole selling agents.

**SCHILLER & SCHILLER AUCTIONEERS**

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