

## Clohaninchy, Lower Quilty, Quilty, Clare



ERA Downey McCarthy Auctioneers are delighted to announce the sale of this superb holiday home overlooking the Atlantic Ocean and within 15 minutes of Trump International Golf Links and Hotel on the west coast of Clare. A tranquil hideaway beach is within 450m while the property overlooks Lough Donnell to the South. The property is also within easy reach of Spanish Point, Lahinch, Kilkee and Kilrush.



**AMV: €195,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 65.96 Sq. M. / 710 Sq. Ft.
- BER D2
- Holiday home
- Superb views of the Atlantic Ocean
- Oil fired central heating
- Cavity walls pumped November 2009
- Three bedrooms
- Tranquil location
- 450m to beach
- Attic space

## | RECEPTION HALLWAY

The main reception hallway features tile flooring.

## | LIVING/DINING

The living/dining area has vinyl flooring, one radiator, hot press and two windows with curtains.



## | KITCHEN

9'0" x 4'1"

The kitchen features tile flooring, built-in units, sink and a door allowing access to the rear.



## | BEDROOM 1

9'0" x 12'0"

This bedroom has carpet flooring, one radiator, three windows with curtains.



## | BEDROOM 2

9'0" x 8'0"

This bedroom has vinyl flooring, one radiator, one window with curtains.



## | **BEDROOM 3**

11'8" x 11'5"

This bedroom has laminate flooring, oil fired radiator, one window with curtains.



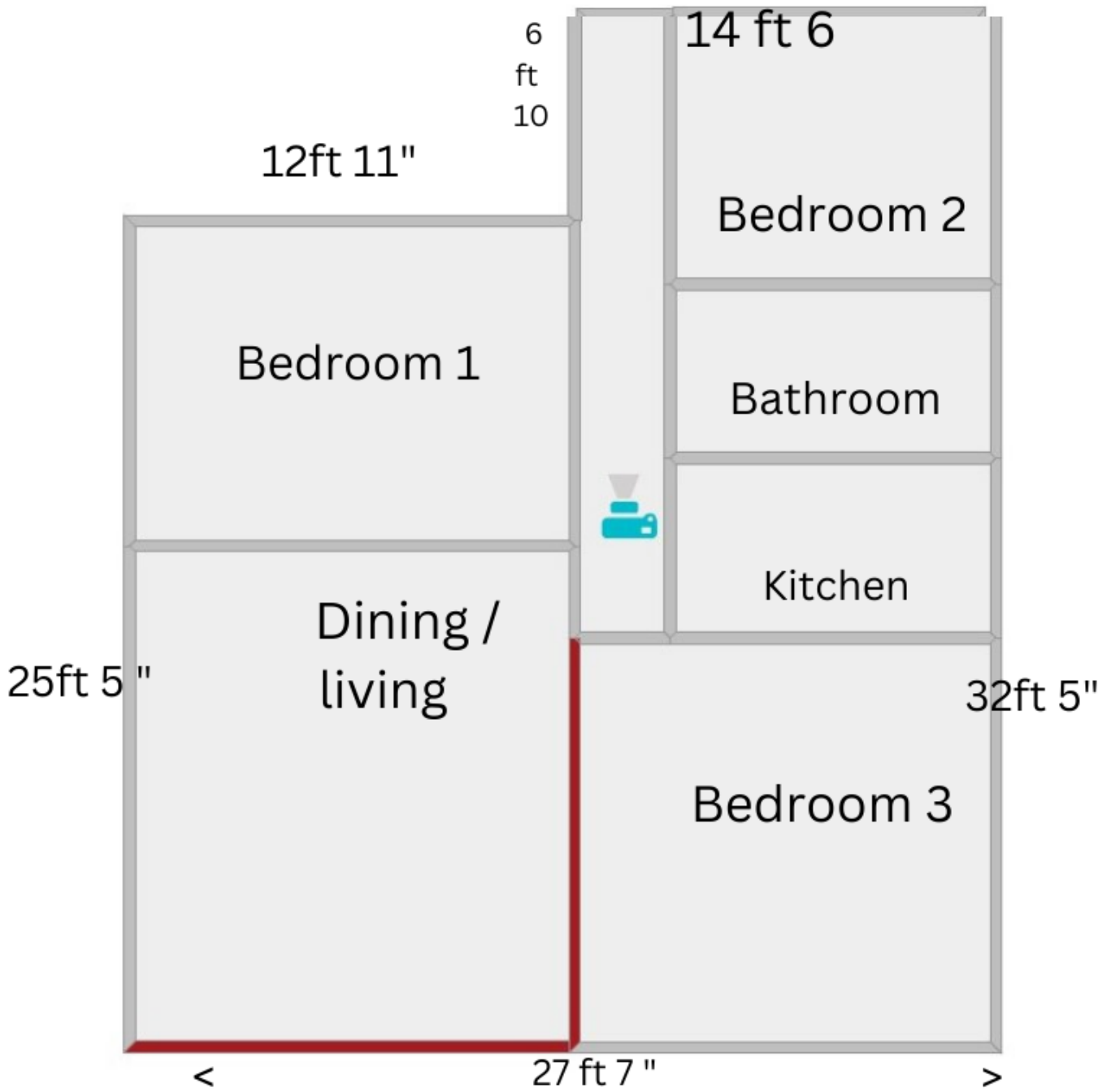
## | **BATHROOM**

9'0" x 4'8"

The main bathroom features a three piece suite, floor and wall tiling, one frosted window and an electric fan.

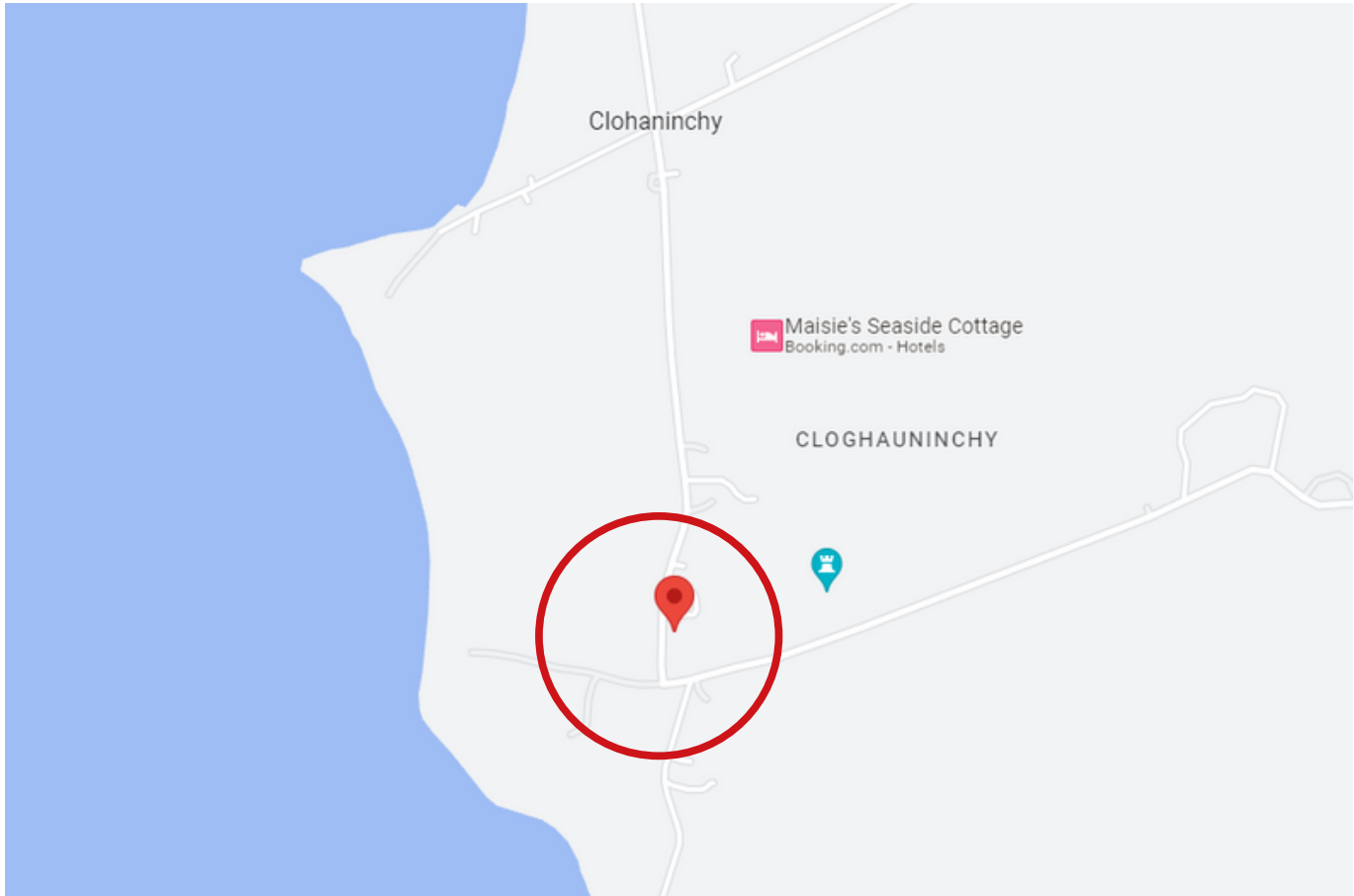


| FLOOR PLAN



## | DIRECTIONS

Please see Eircode V95 A9N2 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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