Location Location
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Market Place, Ennis
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12 Leim An Bhradain, Ennis

Starting Bid: €170,000.00







For sale by Location Location via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Spacious 2 Bed Ground Floor Corner Apartment | 85 Sq. M. | BER B | Allocated Parking | AMV €170,000.

We are delighted to present No. 12 Leim An Bhradain, Gort Road, Ennis, Co. Clare, to the market.

This bright and spacious two-bedroom ground floor corner apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. Ideally positioned within a well-established residential development, the property enjoys a desirable corner location, additional natural light from its dual-aspect windows and a pleasant outlook over a communal green area.

Built in 2007 and extending to approximately 85 sq. m. (916 sq. ft.), this generously proportioned apartment benefits from its own private entrance, two double bedrooms, two

bathrooms, allocated parking and an excellent location within walking distance of Ennis town centre.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway leading into a spacious open-plan kitchen, dining and living area, complete with a feature open fireplace. The fully fitted kitchen provides ample storage and worktop space, while the living and dining area offers a comfortable setting for everyday living and entertaining.

An inner hallway leads to two generously sized double bedrooms, both benefiting from fitted wardrobes. The principal bedroom features an en-suite shower room, while the second bedroom enjoys a dual-aspect layout, allowing additional natural light to fill the room. A main bathroom completes the accommodation.

The apartment also benefits from a private external storage shed adjacent to the entrance, an allocated parking space and additional communal parking.

Excellent Location- Leim An Bhradain is conveniently situated just off the Gort Road, to the rear of Lidl Supermarket, providing easy access to a wide range of everyday amenities. Ennis town centre, with its shops, cafés, restaurants, schools and services, is within walking distance.

For commuters, the location offers convenient access to the M18 Galway–Limerick motorway via the Barefield interchange and Ennis bypass.

The recently introduced TFI Local Link bus service, with convenient stops along the Gort Road, provides enhanced public transport connectivity for residents.

With its generous floor area, energy-efficient B rating, ground floor accessibility and convenient location, No. 12 represents an attractive opportunity to acquire a well-proportioned apartment in Ennis.

Key Features:

Spacious two-bedroom ground floor corner apartment

Approximately 85 sq. m. (916 sq. ft.) of accommodation

Constructed in 2007

Energy-efficient B rating

Private entrance door

Bright, open-plan kitchen, dining and living accommodation

Two generously proportioned double bedrooms with fitted wardrobes

Principal bedroom with en-suite shower room

Dual-aspect second bedroom

Main bathroom

Feature open fireplace and electric heating

Precast concrete flooring separating ground and first floor apartments

Venetian blinds fitted throughout

Private external storage shed

Allocated parking space plus communal visitor parking

Pleasant outlook over a communal green area

Walking distance to Ennis town centre and local amenities

Convenient access to the M18 motorway and Ennis bypass

Ideal first-time purchase, downsizing opportunity or investment property

Accommodation:

Entrance Hall
A welcoming private entrance with a solid entrance door and tiled flooring,

Kitchen Dining - 6.54m (21'5") x 5.21m (17'1")
A bright and generously proportioned open-plan living space, ideal for both relaxing and entertaining.

The living and dining area features laminate wood flooring & an open fireplace, The kitchen area is finished with porcelain floor tiles and a tiled splashback. It incorporates a range of painted fitted kitchen units at floor and eye level, providing ample storage and worktop space.

Additional features include a stainless steel sink with drainer and mixer tap, integrated extractor fan and designated spaces for a fridge-freezer, washing machine, tumble dryer and electric cooker.

Inner Hall - 2.22m (7'3") x 1m (3'3")
Carpeted inner hallway providing access to both bedrooms and the main bathroom. Includes a hot press with shelving and an immersion water heater.

Bedroom 1 - 3.87m (12'8") x 3.09m (10'2")
A spacious double bedroom featuring fitted wardrobes. Additional features include Venetian blinds, curtain fittings and access to a private en-suite shower room.

Ensuite - 1.74m (5'9") x 1.81m (5'11")

Comprising an enclosed shower with glazed sliding doors and an electric pumped shower, WC and wash-hand basin. Electric vent & tiling.

Bedroom 2 - 4.56m (15'0") x 3.25m (10'8")
An exceptionally spacious double bedroom enjoying a desirable dual-aspect layout, with windows to the rear and side elevations providing excellent natural light.

Main Bathroom - 2.31m (7'7") x 1.9m (6'3")
Comprising a WC and wash-hand basin, bath with tiled flooring and tiling to the wet areas.

Additional features include a frosted double-glazed window with Venetian blind, wall-mounted mirror, strip lighting and mechanical ventilation.

Exterior & Parking
The property enjoys a pleasant position overlooking a communal green area within the development.

A private external storage shed, conveniently located adjacent to the front entrance, provides useful space for household items, equipment and general storage.

The apartment benefits from an allocated parking space, with additional communal parking available within the development.

BER Details:

BER: B
BER No: 100519461
Energy Performance Indicator: 141.91 kWh/m2/yr

Viewing is highly recommended and strictly by appointment-

To view or make a bid contact Location Location Estate Agents:(065) 672 9999
or
iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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