



# McCAFFREY BROS.

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## 5 Carn Dún, Clones



We offer for sale this prestigious 5 bedroom detached Dwelling Situated near the heart of Clones. This is one off opportunity to acquire a property of this nature as it is extremely rare that a property of this stature becomes available. This property has been decorated and maintained tastefully to an extremely high standard. The property would offer spacious accommodation for any family. This house benefits from a spacious hall and landing, an alarm, gardens with patio and water feature, Off street parking, PVC Double glazed windows and doors.

### Special Features

- 5 Bedrooms (2 En suite)
- Oil fired central heating
- PVC double glazed windows
- Garden with Patio and water feature.
- Tarmac Driveway

**VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT**

Building Society Loans, House Contents, Fire Insurance, Motor Insurance, Bank Loans, etc

**MORTGAGE QUATATION IMMEDIATELY THROUGH OUR OFFICE**

**Living Room** 11' 11" x 16' 8". Carpet floor, Marble surround Gas fireplace, Telephone & TV point. Coven and Centre Piece, Double panel radiator.

**Kitchen** 18' 10" x 10' 5". Tiled floor & walls. Modern kitchen with integrated fridge / freezer, Dishwasher, hob and oven. Coven.

**Sitting Room / Sun Room** 20' 7" x 19' 4". Wooden floor, Coven, Spotlights, TV point.

**Bathroom** 6' 11" x 7' 7". Tiled floor & PVC walls. WC, Wash hand basin, Shower and bath. Single panel radiator.

**Kitchen**



**Living Room**



**Bedroom 1** 9' 9" x 11' 4". Carpet floor, fitted wardrobe, Single panel radiator.

**En Suite:** 6' 8" x 5' 11". Lino floor & PVC walls. WC, Wash hand basin & Shower

**Bedroom 2** 10' 2" x 10' 10". Carpet floor, fitted wardrobe, Single panel radiator.

**Bedroom 3** 10' 1" x 10' 8". Carpet floor, Single panel radiator.

**Bedroom 4** 12' 4" x 14'. Carpet floor, French doors, Spotlights, Double panel radiator.

**En Suite:** 6' 11" x 11'. Tiled floor & PVC walls. WC, Wash hand basin & Shower

**Bedroom**



**Sitting Room**



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- Bedroom 5** 11' 2" x 11' 10". Carpet floor, Single panel radiator x 2.
- Utility Room** 12' 1" x 9' 1". Tiled floor, Cupboards and worktop. Sink, Single panel radiator.
- Dining Room** 11' 2" x 9' 1". Wooden floor, Coven, TV point and Double Panel Radiator.

**Sitting Room / Sun Room**



**Rear Garden**



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**NOTE:** The above particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, and subject to the property remaining unsold or unlet. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquiries must satisfy themselves regarding the description and measurements.

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