



## Luxury 4 Bed Bungalow For Sale In Miltown Malbay, Co. Clare Ireland



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 620,000

### Locatie

Aanbevolen Auto Onderdelen:	Ireland
Staat/Regio/Pronvincie:	Munster
Adres:	Miltown Malbay
Postcode:	V95 V9R2
Geplaatst:	18-11-2024
Omschrijving:	Luxury 4 Bed Bungalow For Sale In Miltown Malbay, Co. Clare Ireland

Esales Property ID: es5554118

Sea Shelter, Freaghavaleen,

Miltown Malbay,

Co. Clare, V95 V9R2

### BER Details

BER: D1 BER NO: 117248161 EPI: 258.68 KWH/M2/YR

Dreaming of a Life by the Sea? Your Perfect Opportunity Awaits!

Introducing an incredible property located on the seaside in the stunning West Coast of Clare! This



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unique gem offers 2 residences for the price of one – the perfect chance to live in one and rent out the other, or easily convert it back into a spacious 4-bedroom with 3-bathrooms, family home.

**Income Potential:** Generate rental income from the second residence while you enjoy your coastal retreat.

**Breath-taking Views:** Large windows provide panoramic sea views, bringing the beauty of the ocean right into your living space.

**Prime Location:** Unbeatable location, location, location! Just a short stroll across from the house leads you to a picturesque beach walkway.

**Lush Grounds:** Sitting on a lush site of approximately 0.5 acres of lawned gardens with the rolling waves of the sea along the Wild Atlantic Way as your surrounding backdrop.

**Serene Coastal Lifestyle:** Immerse yourself in the tranquil and picturesque surroundings of the West Coast of Clare.

This is a rare opportunity to own a property that offers flexibility, income potential, and an enviable lifestyle by the sea. Don't miss out on making your coastal living dreams a reality! Contact us today to arrange a viewing and secure your piece of paradise!

## Features

- White Strand, Spanish Point, Lahinch, Doonbeg, Ennistymon & Quilty all close by
- Walk way to the sea directly across the road from the house
- All desired amenities in Miltown Malbay, pubs, restaurants, shops, etc
- Renowned Tourist location for nature, tradition & hospitality on the Wild Atlantic Way
- The local area is a paradise for fishing, surfing, boating, golfing and an array of outdoor activity
- Traditional stone wall & piers to front and surrounding boundaries with mature trees on site
- Oil fired heating with new boiler & solid fuel stove with back boiler
- Planning permission granted for an additional conservatory
- Private bored well & mains water. Septic tank system. Broadband available.
- Viewing is a must to experience the location & all that is on offer

## Accommodation

Porch – 3'4" (1.02m) x 2'8" (0.81m)

Accessed from the side patio area via UPVC door Wooden flooring

Reception Hallway – 10'3" (3.12m) x 9'6" (2.9m)

Warm & welcoming with wooden flooring and wood panelled walls Ornate ceiling light. Spiral staircase to first floor attic room



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**Kitchen/Dining/Living Room – 28'3" (8.61m) x 14'0" (4.27m)**

Large open plan room with 3 large windows affording uninterrupted views of the sea and bay. Unique decorative hub of the home with an abundance of character and bespoke features such as `Liscanor` stone worktops, splashback & window sills, hand crafted wooden shelving units, good quality tiled floor, beautiful sandstone fireplace and mantle with stone hearth. Large solid fuel stove with back boiler in the living room area. Wooden beam division between cooking/dining & seating areas. The kitchen is fully equipped with all modern integrated appliances including ceramic double well sink.

**Utility Room – 8'9" (2.67m) x 5'4" (1.63m)**

Purposely built to ease the burden of laundry chores while gazing out the large window, with an abundance of shelving and hanging space. Increased height worktop for laundry sorting. Plumbed for washing machine and dryer.

**Bedroom One – 12'0" (3.66m) x 8'8" (2.64m)**

Double bedroom located to the right of the reception hallway with full views of the sea and bay. Inviting room with wooden flooring, wood panelled walls & ceiling. Integrated wardrobe.

**Bedroom Two – 9'2" (2.79m) x 8'4" (2.54m)**

Double bedroom located to the left of the reception hallway with double French door to paved patio area. Wooden flooring with feature wooden walls and ceiling. Integrated wardrobe.

**Bathroom – 6'8" (2.03m) x 5'7" (1.7m)**

Adjacent the reception hallway this beautifully decorated bathroom is fully tiled from floor to ceiling with bespoke wood panelled ceiling. There is a large shower enclosure and electric shower. Good quality sanitary ware with WC and sink. Wall mounted heated towel rail. A relaxing sanctuary.

**First Floor Attic Room – 21'6" (6.55m) x 11'5" (3.48m)**

Accessed via a spiral staircase from the reception hallway, this room offers unlimited potential for further development. The views of the sea and the bay from this room are outstanding. This space is large enough to be divided into another two rooms which can be used as office or storage space or indeed two additional bedrooms (subject to planning). If so desired it can be left open plan as an additional lounge on the first floor. With a fully tiled bathroom at one end and postcard perfect views from the opposite end, the possibility for creative design and use of this space is endless.

**First Floor Bathroom – 11'6" (3.51m) x 6'0" (1.83m)**

With a mix of both tiled and wooden flooring. Velux window looking out over magnificent views. Good quality tiling with WC, sink and shower area.



## Sun Room – 17'0" (5.18m) x 12'8" (3.86m)

Large sun room with speculator views from every aspect. Door off to rear gardens and patio areas. A haven of relaxation while taking in all that is on offer in the surrounding gardens.

## Open Plan Kitchen/Dining Room (No 2) – 17'8" (5.38m) x 12'2" (3.71m)

Open plan room with conservatory to the left of entrance door. Large window overlooking lawned gardens and views of sea and bay beyond. Fully functioning kitchenette with fitted units and worktop. Plumbed for washing machine.

## Rear Hallway – 8'6" (2.59m) x 7'3" (2.21m)

The additional two double bedrooms and third bathroom are accessed off this beautifully decorated hall area with wooden flooring and part- wood panelled walls.

## Bedroom Three – 17'4" (5.28m) x 8'9" (2.67m)

Double bedroom with a host of character, sloping ceiling, double sliding door to external patio area, unique wood panel walls with `Liscanor` stone base and window sill, wood panelled ceiling.

## Bedroom Four – 11'3" (3.43m) x 10'4" (3.15m)

Beautifully decorated double bedroom with feature part-wood panelled walls. Large window overlooking one of the many outdoor seating areas on the edge of the lawned gardens.

## Bathroom – 7'5" (2.26m) x 7'2" (2.18m)

Conveniently located to bedrooms three & four, this bathroom carries the theme of part- wood panelled walls with the addition of tiled flooring and wet areas. Wet-room shower and good quality WC and sink. Privacy window.

## Note:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

## About the Area

The coastline of Freaghavaleen, Miltown Malbay, Co. Clare is a stunning stretch of wild Atlantic beauty. It's characterized by dramatic cliffs, hidden coves, and sandy beaches.

Here are some of the highlights of the Freaghavaleen coastline:



- \* **Whitestrاند Beach:** This long, sandy beach is a popular spot for swimming, sunbathing, and surfing. It's known for its clean waters and gentle waves.
- \* **Doonbeg Beach:** Another popular beach in the area, Doonbeg Beach is known for its dramatic cliffs and strong waves. It's a great spot for experienced surfers.
- \* **The Cliffs of Moher:** While not directly on the Freaghavaleen coastline, the Cliffs of Moher are a must-see for any visitor to the area. These towering cliffs offer stunning views of the Atlantic Ocean and are a UNESCO World Heritage Site.
- \* **The Burren:** This unique landscape is home to a variety of rare plants and flowers. It's a great spot for hiking and exploring the natural beauty of the area.

The Freaghavaleen coastline is a great place to relax and enjoy the beauty of nature. It's also a perfect base for exploring the many other attractions of County Clare.

## MAiN FEATURES:

- \* 176m<sup>2</sup> of living space
- \* 2023m<sup>2</sup> plot room to develop further
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	176 m <sup>2</sup>
Lot Afmeting:	2023 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.400.048
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