

# REA

# Eoin Dillon



3 BEDROOM BUNGALOW  
G.I.A. 169.32 m<sup>2</sup> (1,822 sq. ft.)

FOR SALE BY PRIVATE TREATY

Brook Lodge, Bollingbrook  
Barnagore, Dolla  
Nenagh  
County Tipperary  
E45 N521

AMV €289,950

BER C3

## DESCRIPTION

REA Eoin Dillon are delighted to bring to the market a three bedroom detached residence on a 0.69 acre site.

Set in a quiet picturesque location the residence consists of large living room, kitchen and three double bedrooms. On entering the house you are greeted by a porch which connects to the bright and airy living room with a vaulted ceiling, velux windows, solid timber floor, solid fuel stove and French doors leading to an enclosed deck area. There are three double bedrooms in the property, all with a laminate timber floor. The main bedroom has a fully tiled en-suite with W.C. and W.H.B. The kitchen / dining room is to the rear of the property with a marble tiled floor and fully fitted shaker style kitchen units, gas hob and oven, integrated fridge / freezer. The French doors leading to the rear garden allows an abundance of natural light into this area. The utility room is off the kitchen with a tiled floor, fitted units, door to the rear and is plumbed for a washing machine and dryer. The bathroom is fully tiled with W.C., W.H.B. and walk-in shower.

Outside, the property has expansive front and rear gardens set on 0.69 acres with a tarmac driveway, a stone wall to the front and lawns to the rear.

This is a fantastic opportunity to purchase a quality and elegant home in turnkey condition in a tranquil setting with superb views of the countryside affording one lucky purchaser the opportunity to be able to move in immediately.

## FEATURES

- Fabulous tranquil setting just 13 km from Nenagh town centre & 40 km (35 min) from Castletroy Roundabout.
- Detached shed.
- Large 0.69 acre site with breathtaking views.
- Private well and Bio septic tank.
- Fully floored attic with stira stairs 67.44 sq.m (726 Sq.Ft.).
- Phone Watch alarm.
- High speed broadband with Skylink.



## ACCOMMODATION

### Ground Floor

- |                         |                                |  |
|-------------------------|--------------------------------|--|
| • Entrance porch        | 1.97m (6'6") x 1.49m (4'11")   | Tiled floor  |
| • Living room           | 12.25m (40'2") x 6.26m (20'6") | Solid timber floor, solid fuel stove, velux windows and vaulted ceiling.                     |
| • Bedroom 1             | 5.02m (16'6") x 3.78m (12'5")  | Laminate timber floor.   |
| • En-suite              |                                | Fully tiled with W.C., W.H.B. and double shower, electric under floor heating.               |
| • Bedroom 2             | 4.79m (15'9") x 2.29m (7'6")   | Laminate timber floor.   |
| • Bedroom 3             | 4.81m (15'9") x 2.88m (9'5")   | Laminate timber floor.   |
| • Kitchen / dining room | 5.91m (19'5") x 5.73m (18'10") | Fully fitted kitchen, tiled floor and French doors to the rear.                              |
| • Utility               | 4.39m (14'5") x 1.98m (6'6")   | Fitted units, tiled floor, plumbed for a washing machine and dryer, door to the rear garden. |
| • Bathroom              | 3m (9'10") x 1.89m (6'2")      | Fully tiled with W.C., W.H.B. and double shower, electric under floor heating.               |





#### PRICE

€289,950

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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PSRA - 001790

#### DIRECTIONS

From Nenagh proceed out the Dolla road (R497), In the village of Dolla, turn left and then take the immediate right turn (R499). Continue on this road for 7.3 km and the property is on the right hand side. It will be identified by our For Sale sign.

#### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 106601263

Energy Performance Indicator: 205.47 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.



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