

# REA

# Eoin Dillon



3 BEDROOM BUNGALOW  
G.I.A. 109.08 sq. m (1,174 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballyluskey, Ardcroney  
Nenagh  
County Tipperary  
E45 FH10

AMV €189,950

BER C1

## DESCRIPTION

Nestled in the beautiful countryside location of Ballyluskey, Ardcroney this charming three bedroom detached property with large mature gardens and four sheds is a must see for prospective purchasers.

You enter the property into a hallway with solid timber flooring. The kitchen/dining room is to your left and features a combination of solid timber flooring and tiles, breakfast bar, fitted units, electric oven, gas hob, over the counter wall tiling and access door to the rear yard. This room connects you to the living room which has a solid timber wood floor, built-in units and open fireplace with a patio door to the rear offering an abundance of natural light into this room. There are three bedrooms in this property all with semi-solid wood flooring; with one bedroom featuring built-in units. The family bathroom is fully tiled and has a bath, electric shower, W.C. and W.H.B.

Externally the property sits on a generous 0.62 acre site, has a tarmac driveway to the front and large mature gardens. This property has an added advantage of four large sheds to the rear with electricity connected and double doors offering several options for the potential purchaser. Note planning permission requires the owner to block the entrance gate on the Borrisokane side of the property.

This is a fantastic opportunity to acquire a three bedroom bungalow on a large site with four sheds to the rear, having all the benefits of country living yet only 2.5km from Ardcroney village and 4.9km from Borrisokane town.

Viewing highly recommended. Video tour available on request

## FEATURES

- Fabulous tranquil setting yet only minutes from numerous amenities
- O.F.C.H, Gas, mains water and septic tank
- Four large sheds measuring 24.35 sq.m, 25.69 sq. m., 25.55 sq.m. & 47.82 sq. m.
- Large private site with well maintained gardens and shrubbery
- Tarmac driveway to the front





## ACCOMMODATION

### Ground Floor

•	Entrance hallway	3.17m (10'5") x 1.68m (5'6")	Solid timber wood flooring
•	Kitchen/Dining	6.73m (22'1") x 3.55m (11'8")	Combination of solid timber wood and tiled flooring, breakfast bar, fitted units, electric oven, gas hob and access door to the rear yard
•	Living room	6.73m (22'1") x 4.26m (14'0")	Solid timber wood flooring, built-in units, open fireplace and patio doors to the rear
•	Bedroom 1	3.77m (12'4") x 3.48m (11'5")	Semi-solid wood flooring
•	Bedroom 2	3.1m (10'2") x 2.97m (9'9")	Semi-solid wood flooring and built-in units
•	Bedroom 3	2.97m (9'9") x 2.61m (8'7")	Semi-solid wood flooring
•	Bathroom	2.92m (9'7") x 1.94m (6'4")	Fully tiled, bath, electric shower, W.C. and W.H.B.





#### PRICE

€189,950

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh take the N52 towards Borrisokane. Continue on this road for c. 9km. Continue through Ardcroney Village, past the school and playing fields and the property will be on your right hand side. Eircode: E45 FH10

#### BUILDING ENERGY RATING (BER)

BER: C1

BER No: 104816863

Energy Performance Indicator: 173.45 kWh/m<sup>2</sup>/yr



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property  
professionals  
worldwide



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