

REA

Eoin Dillon



3 BEDROOM DORMER BUNGALOW
G.I.A. 160.13m² (1,724 sq.ft.)

FOR SALE BY PRIVATE TREATY

Coolnagower
Cloughjordan
County Tipperary
E53 WD86

AMV €334,950

BER B3

DESCRIPTION

Prepare to be impressed by this dormer bungalow situated on a fabulous elevated site with views of the surrounding countryside. Located on a private site this residence extends to 160.13 sq. m. (1,724 sq. ft.) & is further enhanced with a B3 energy rating.

Built in 2009 this property is drenched in natural light and has been well maintained and cared for by the current owners. You enter the property into a porch with tiled flooring which leads you to the open plan living/dining/kitchen. The living area features a laminate wood floor, solid fuel stove and double doors to the patio area. The kitchen has a tiled floor, full range of wall & base units, electric oven and hob & dishwasher. The dining area has a tiled floor which connects you the bright sun room/playroom which has large windows and French doors to the patio area taking advantage of all the natural light. Off the kitchen is the utility room & a guest W.C. This property has the benefit of a downstairs double bedroom which has a laminate wood floor and an en-suite bedroom. Stairs from the living room lead you to the first floor landing. There are two bedrooms upstairs, both with carpeted flooring and walk-in wardrobes. The main bathroom is on the first floor and has a tiled floor, partially tiled walls, corner bath, shower, W.C. and W.H.B.

Externally this property is on a generous site and has well maintained front and rear gardens, tarmac driveway & patio area.

This property has been tastefully decorated throughout ensuring it is in impeccable walk-in condition. This home gives the sheer pleasure of country living with close proximity to all essential services and amenities just 4km to Cloughjordan and 11km to Nenagh.

FEATURES

- Large private elevated site just 4km from Cloughjordan & 11km from Nenagh town
- Light filled and well-proportioned accommodation ready for immediate occupancy
- Build in 2009 with a B3 Energy Rating
- Tarmac driveway with well maintained front & rear laws
- Downstairs bedroom with an en-suite bathroom



ACCOMMODATION

Ground Floor

- Porch 1.07m (3'6") x 1.06m (3'6") Tiled flooring
- Living/ Dining Room 7.21m (23'8") x 5.63m (18'6") Combination of tiled & laminate wood flooring, solid fuel stove and double doors to the patio area
- Kitchen 5.79m (19'0") x 3.18m (10'5") Tiled flooring, tiled splashback, full range of fitted units, electric oven and hob
- Utility 2.67m (8'9") x 1.87m (6'2") Tiled floor, plumbed for washing machine & dryer and access door to the rear
- Guest W.C. 2.69m (8'10") x 1.29m (4'3") Tiled floor, W.C.and W.H.B.
- Sun room 3m (9'10") x 2.66m (8'9") Tiled floor and double doors to the patio area
- Bedroom 1 4.89m (16'1") x 2.78m (9'1") Laminate wood flooring
- En-suite bathroom 3.08m (10'1") x 0.96m (3'2") Tiled flooring, electric shower, W.C & W.H.B.

First Floor

- Bedroom 2 4.23m (13'11") x 3.1m (10'2") Carpeted flooring
- Walk in Wardrobe 3.07m (10'1") x 1.5m (4'11")
- Bedroom 3 4.94m (16'2") x 3.2m (10'6") Carpeted flooring
- Walk in Wardrobe 3.16m (10'4") x 1.36m (4'6")
- Main Bathroom 3.03m (9'11") x 2.57m (8'5") Tiled floor and partially tiled walls, corner bath, shower, W.C. & W.H.B



PRICE

€334,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh travel out the Old Birr road for 10.6km & take a right turn. In 400m the property will be on your left hand side identified by our For Sale sign.

Eircode: E53 WD86

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 101401362

Energy Performance Indicator: 132.5 kWh/m²/yr



the mark of
property
professionals
worldwide



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