

# REA

# Eoin Dillon



5 BEDROOM DETACHED PROPERTY  
G.I.A. 221.24m<sup>2</sup> (2,381 sq. ft.)

FOR SALE BY PRIVATE TREATY

Behamore (@ Birr Junction),  
Cloughjordan  
County Tipperary  
E53 TX25

AMV €349,950

BER B2



## DESCRIPTION

Nestled near the charming village of Cloughjordan, Co. Tipperary, this unique log house offers a blend of rustic charm and modern convenience. Spanning 0.67 acres, this property promises serene living in the surrounding countryside with ample space and breathtaking natural beauty.

With five spacious bedrooms, there is plenty of room for family, guests, or rental potential. The logs used for construction have been imported from Finland, ensuring high-quality materials that offer both durability and aesthetic appeal.

Serviced by a septic tank, mains water, and a smart electric heating system. The unique dormer log design features a fully finished attic space, perfect for additional living space or storage. The house has been highly insulated throughout, ensuring comfort and energy efficiency throughout the year.

Upon entering the house, you are greeted by an entrance hallway. On your right is the kitchen, which leads to the utility room with rear access. The living room is to your left. There is also the benefit of a downstairs bedroom to the rear of the property and a wet room on the ground floor. On the first floor are four additional bedrooms, with the primary room featuring glass double doors to a balcony area, a walk-in wardrobe, and an ensuite. The family bathroom is also located on the first floor. The third floor is the converted attic space, which boasts glass double doors and three Velux windows. The interior boasts a fully equipped kitchen, ready for use with modern appliances and fixtures. All essential systems, including electrics and plumbing, are installed and functional. While the kitchen is ready, all other rooms await your personal touch, offering a unique opportunity to tailor the space to your preferences.

Whether you're looking for a beautiful family home, a tranquil retreat, or an investment opportunity with Airbnb potential, this property can fulfil your vision. Discover the perfect blend of traditional craftsmanship and modern living in the picturesque countryside of Cloughjordan. Embrace the chance to finish and personalise this unique log house to create a truly special home.

## FEATURES

- Situated just 4.5km from the village of Cloughjordan, Co. Tipperary and many amenities
- Smart electric heating, mains water, septic tank
- Spanning on 0.67 acres
- Unique 5 bedroom property
- Fully converted attic space totalling on 59.7sq.m.



## ACCOMMODATION

### Ground Floor

- Entrance Hall 6.04m (19'10") x 2.29m (7'6") Wooden stairs to first floor
- Kitchen/ Dining Room 7.83m (25'8") x 4.14m (13'7") Tiled flooring, kitchen units, kitchen island, quartz worktop
- Utility Room 3.75m (12'4") x 2.17m (7'1") Access to rear
- Sitting Room 5.29m (17'4") x 3.85m (12'8")
  
- Bedroom 1 4m (13'1") x 3.88m (12'9")
- Wet Room 2.03m (6'8") x 2.12m (6'11") WC and large shower tray

### First Floor

- Bedroom 2 7.88m (25'10") x 3.67m (12'0") Double door to balcony area
- Ensuite 2.42m (7'11") x 2.11m (6'11")
- Walk-in Wardrobe 3.27m (10'9") x 2.62m (8'7")
- Bedroom 3 4.06m (13'4") x 3.83m (12'7")
- Bathroom 3.82m (12'6") x 3.02m (9'11")
- Bedroom 4 4.06m (13'4") x 3.94m (12'11")
- Bedroom 5 3.87m (12'8") x 3.19m (10'6")







### PRICE

€349,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

From Nenagh opposite Abbey Furniture turn right on to Bulfin Road. Continue straight on to the Old Birr Rd for 15km. Stay to your right onto R490. Continue straight for a further 3.4km and the property will be on your right.

Recognised by our `For Sale` sign. Eircode: E53 TX25

### BUILDING ENERGY RATING (BER)

BER: B2

BER No: 117634170

Energy Performance Indicator: 112.42 kWh/m<sup>2</sup>/yr

REA



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.

