

# REA

# Eoin Dillon



**3 BEDROOM BUNGALOW**  
G.I.A. 76.47m<sup>2</sup> (823 sq. ft.)

FOR SALE BY PRIVATE TREATY

**Killeen, Borrisokane  
Nenagh  
County Tipperary  
E45 HY36**

AMV €319,950

**BER C3**

## DESCRIPTION

REA Eoin Dillon is delighted to present this charming three-bedroom cottage set on a generous 0.56-acre (0.23-hectare) site, ideally located just 1.9 km from the centre of Borrisokane. Built in 1998 and presented in turnkey condition, this delightful home combines the tranquillity of country living with convenient access to schools, shops, playgrounds, and all local amenities.

Upon entering, you are welcomed by a bright hallway featuring laminated timber flooring. To the right, the cosy sitting room offers a warm and inviting atmosphere with laminated timber flooring, an attractive old stone fireplace, and a solid fuel cast iron stove.

To the rear of the property, the kitchen/dining area is both practical and spacious, complete with lino flooring, fully fitted timber-painted units, and plumbing for a washing machine and dryer. Patio doors flood the space with natural light while providing easy access to the garden.

The accommodation includes three well-proportioned bedrooms, all finished with laminated timber flooring. The master bedroom also benefits from a built-in wardrobe, providing ample storage space. The fully tiled family bathroom is tastefully finished with a large shower unit with electric/pump shower, W.C., and wash hand basin.

Externally, the property enjoys beautifully maintained front and rear gardens, along with a private wild garden to the side with separate gated access, offering excellent potential for further landscaping or outdoor use. Additional features include a detached shed measuring approximately 4m x 3.17m, outdoor electric sockets, water softener system, and double-glazed windows throughout.

This charming cottage offers an ideal opportunity for those seeking peaceful countryside living without compromising on convenience. Viewing is highly recommended.

## FEATURES

- Charming three bedroom bungalow ready for immediate occupancy
- Property only 1.9km from Borrisokane town centre & all amenities
- O.F.C.H., septic tank with percolation unit, mains water
- Generous 0.56 acre (0.23ha) site
- Shed measuring 4m x 3.17m, outdoor electric sockets and and water softener unit



## ACCOMMODATION

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### Ground Floor

- Entrance hallway 5.19m (17'0") x 3.85m (12'8") Solid timber flooring
- Living room 3.82m (12'6") x 3.3m (10'10") Timber floor with insert cast iron solid fuel stove
- Kitchen 5.92m (19'5") x 3.58m (11'9") Lino flooring with timber/painted fitted units and plumbed for washing machine/dryer
- Bedroom 1 3.19m (10'6") x 2.58m (8'6") Laminate timber flooring
- Bedroom 2 3.16m (10'4") x 2.87m (9'5") Laminate timber flooring
- Bedroom 3 3.19m (10'6") x 2.6m (8'6") Laminate timber flooring
- Bathroom 2.63m (8'8") x 1.63m (5'4") Fully tiled with W.C., W.H.B. electric pump shower with large shower unit





### PRICE

€319,950

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane continue onto the N65. Turn right onto Killeen Ct ( L1085). Drive for 400m & turn left. The property will be on your left identified by our For Sale sign. Eircode: E45 HY36

### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 106475320

Energy Performance Indicator: 206.69 kWh/m<sup>2</sup>/yr

REA



the mark of  
property  
professionals  
worldwide

