

# REA

# Eoin Dillon



5 BEDROOM DETACHED  
G.I.A. 447.69m<sup>2</sup> (4,818 sq. ft.)

FOR SALE BY PRIVATE TREATY

Glasscloon, Coolderry  
Roscrea  
County Offaly  
E53 YN40

AMV €695,000

BER B1



## DESCRIPTION

Introducing to the market Glasscloon, an exceptional residence designed by award winning architect Michael Rice and completed in 2004. Recently renovated to an impeccable standard, this stunning four storey property offers a harmonious blend of modern luxury and timeless elegance. Nestled on a picturesque 1.46 hectare (3.6 acre) site, it boasts beautifully landscaped grounds, mature trees, and a serene stream, providing a tranquil and idyllic setting.

The ground floor welcomes you with a grand entrance hall featuring soaring ceilings and an impressive sense of space. To the right lies the open plan kitchen and dining nook, combining charm and practicality, while the mezzanine overhead adds architectural interest and openness. A cozy living room with plush carpeted floors offers the perfect retreat for relaxation. On the lower ground floor, you'll find a versatile space including a home office or gym, a family bathroom with a Jacuzzi style bath, walk in shower, WC, and hand basin, as well as a walk in wardrobe. A utility room with fitted units, hand basin, and external access is also conveniently equipped for a washing machine and dryer.

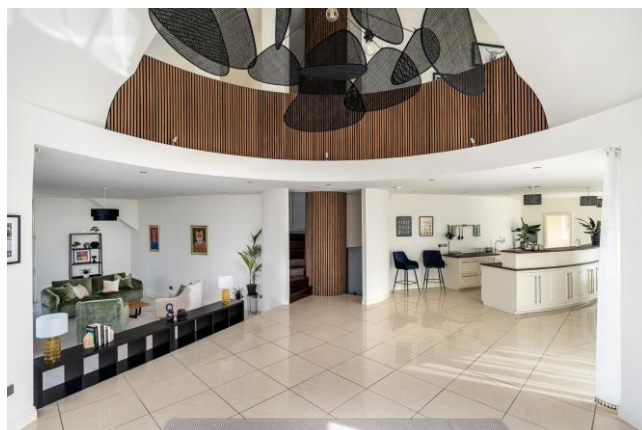
The upper floor houses the luxurious master bedroom, complete with solid timber flooring, a private balcony offering breathtaking countryside views, a walk in wardrobe, and an ensuite bathroom. This serene retreat offers an exquisite blend of comfort and style. The mezzanine level is an entertainer's dream, featuring high ceilings, a cozy bar area, and expansive windows that flood the space with natural light. This area is perfect for hosting gatherings or simply enjoying the tranquil views. Three additional bedrooms, all with walk-in wardrobes, and two of which include ensembles, provide ample accommodation for family and guests.

A detached garage measuring 64.6 sq.m is thoughtfully divided into two sections. One side is fully finished with underfloor heating and fitted units, ideal for use as an external office or studio, while the other side offers vehicular access and additional storage. The grounds are meticulously landscaped, featuring a large sweeping driveway, mature trees, and a charming stream, enhancing the property's sense of peace and privacy.

Glasscloon is a truly unique property that combines architectural brilliance with luxurious living in a breathtaking setting. Key features include geothermal heating with underfloor heating throughout, a private well and septic tank, and an energy efficient B1 rating.

Conveniently located just 5km from Roscrea, Co. Tipperary, and 16.8km from Birr, Co. Offaly, this home is a must see for discerning buyers.

To arrange a viewing, please contact us at 067 33468 or email [info@readillon.ie](mailto:info@readillon.ie).





## FEATURES

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- Newly refurbished 5 bedroom detached property
- Property situated 4.6km from Roscrea town & all amenities
- Geothermal heating with underfloor heating throughout
- Private well and septic tank
- Energy efficient B1 rating
- 3.6 acres site with detached garage measuring 64.6 sq.m.







### PRICE

€695,000

### 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 Main Street, Roscrea continue for 3.3km towards Fancroft. Take a left hand turn signposted for Coolderry. Continue for 1.6km and the property will be on your right, recognised by our for sale sign.  
Eircode E53 YN40

### BUILDING ENERGY RATING (BER)

BER: B1

BER No: 116229758

Energy Performance Indicator: 88.26 kWh/m<sup>2</sup>/yr



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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