

# REA

# Eoin Dillon



4 BEDROOM DETACHED PROPERTY  
G.I.A. 190m<sup>2</sup> (2,045 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballintoher Road  
Nenagh  
County Tipperary  
E45 NV97

AMV €499,950

BER B3

## DESCRIPTION

REA Eoin Dillon is delighted to present this stunning four bedroom residence, ideally situated just 2km from Nenagh town centre. Set on a private and generous 0.86-acre site, this home spans 190 sq. m.(2,045 sq. ft.) and boasts a B3 energy rating, underscoring its quality and efficiency.

Built in 2000, this property is bathed in natural light, reflecting the meticulous care and maintenance it has received from its current owners. Upon entering, you are welcomed into a bright entrance hallway featuring tiled flooring and a beautifully crafted oak staircase leading to the first floor. To the left, the sitting room offers carpeted flooring and a solid fuel stove with a cast iron surround. A second living room also features carpet flooring and a solid fuel insert stove with a wooden surround. The heart of the home, the kitchen/dining area, is located to the rear of the property. It is equipped with a tiled floor, blue Pearl granite countertops, a full range of wall and base units, a breakfast bar, an electric oven and hob, with plumbing in place for a dishwasher. Adjacent to the kitchen, the dining area boasts wooden flooring and seamlessly connects to the sunroom. This sunroom, with its large windows and French doors opening to the patio, floods the space with natural light, making it an ideal spot for relaxation. The utility room, with additional fitted units, is conveniently located off the kitchen. A fully tiled W.C. on the ground floor adds to the practicality of this home.

Upstairs, a spacious and light-filled landing with wood flooring leads to four bedrooms and a home office. Each bedroom features wood flooring and built-in wardrobes, with the main bedroom further enhanced by a walk-in wardrobe (1.9m x 1.2m) and a private ensuite bathroom. The main bathroom, also on this floor, is fully tiled with a bath, electric shower, W.C and W.H.B. Additional storage is provided by the part-floored attic, accessible via a stira staircase.

Externally, the property is equally impressive with well-maintained front and south-facing rear gardens, a tarmac driveway and a patio area ideal for outdoor dining and relaxation. A detached garage (6.9m x 4.2m), fully insulated and equipped with electricity provides ample storage or workspace. The property is serviced by zoned oil central heating (Grant Vortex Outdoor Condensing Boiler) with underfloor heating on the ground floor and radiators upstairs, a septic tank, and a group water scheme.

Tastefully decorated throughout, this home is in impeccable walk-in condition, offering the perfect blend of serene country living with easy access to essential services and amenities.

Viewing highly recommended.



## ACCOMMODATION

### Ground Floor

- Entrance Hall 4m (13'1") x 2.93m (9'7") Tiled flooring and oak stairs to first floor
- Sitting Room 4.2m (13'9") x 3.73m (12'3") Carpet flooring and insert stove with cast iron surround
- Living Room 6.35m (20'10") x 3.58m (11'9") Carpet flooring, insert stove with wood surround and large bay window
- Kitchen/ Dining Room 6.28m (20'7") x 4.24m (13'11") Combination of tiled & wood flooring with fitted units, plumbed for dishwasher, tiled splashback and electric oven and hob
- Utility 2.82m (9'3") x 2.07m (6'9") Fitted units, lino flooring and plumbed for washing machine
- Sun Room 2.96m (9'9") x 2.95m (9'8") Wood flooring and double glass doors
- WC 1.86m (6'1") x 1.14m (3'9") Fully tiled, W.C. & W.H.B

### First Floor

- Main Bedroom 5.71m (18'9") x 4.23m (13'11") Wood flooring & walk-in wardrobe
- En-Suite 1.96m (6'5") x 1.53m (5'0") Fully tiled, electric shower, W.C. and W.H.B
- Bedroom 2 3.60m (10'0") x 3.05m (10'0") Wood flooring & built in wardrobes
- Bedroom 3 3.62m (11'11") x 3.18m (10'0") Wood flooring & built in wardrobes
- Office 2.90m (9'6") x 1.95m (6'5")
- Bedroom 4 3.24m (10'8") x 2.50m (8'2") Wood flooring & built in sliderobes
- Bathroom 3m (9'10") x 2.11m (6'11") Fully tiled, electric shower, bath, W.C. and W.H.B





### PRICE

€499,950

### VIEWING

By appointment

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PSRA - 001790

### DIRECTIONS

From Nenagh head towards Ciamaltha Road. Continue past Costello's filling station & turn right onto Ballintoher road (L2141) signposted for Capparoe. Drive for 1km & the property will be on your left hand side. Eircode: E45 NV97

### BUILDING ENERGY RATING (BER)

BER: B3

BER No: 111939930

Energy Performance Indicator: 131.97 kWh/m<sup>2</sup>/yr



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