

REA

Eoin Dillon



4 BEDROOM BUNGALOW
G.I.A. 107.05m² (1,152 sq. ft.)

FOR SALE BY PRIVATE TREATY

Pollanorman, Ballinacclough
Nenagh
County Tipperary
E45 W657

AMV €269,950

BER D2

DESCRIPTION

REA Eoin Dillon brings to the market this spacious four bedroom detached property on a 0.59 acre picturesque site with views of the surrounding countryside. This house is in a sought after location close to Ballinaclough National School.

You enter the property into an entrance hallway with vinyl flooring. To your left is the living room with a laminate wood flooring, open fireplace with brick surround and large window allowing for maximum light into this room. The kitchen/dining room is to the rear of the property and features vinyl flooring, full range of base & eye level units, plumbed for washing machine, electric oven, gas hob and access door to the rear garden. This house has four double bedrooms all with laminate wood flooring. The main bedroom has built-in wardrobes and a shower area. The bathroom is fully tiled with bath, W.C. and W.H.B.

Externally the property sits on a private 0.59 acre (0.24 ha) site with lawns to the front and rear and a tarmac driveway. There is a detached garage measuring 5.33m x 4.07m.

This charming four bedroom bungalow located in a fabulous tranquil setting has all the benefits of country living yet only a ten minute drive of Nenagh town centre and all amenities.

Viewing recommended. Video tour available on request.

FEATURES

- Charming four bedroom bungalow located in a stunning countryside location
- O.F.C.H, mains water and septic tank
- Generous 0.59 acre site with front & rear lawns
- Double glazed windows and doors
- Detached garage measuring 5.33m x 4.07m



ACCOMMODATION

Ground Floor

- Entrance hallway 4.16m (13'8") x 1.49m (4'11") Vinyl flooring
- Living room 4.88m (16'0") x 3.3m (10'10") Laminate wood flooring and open fireplace with brick surround
- Kitchen/Dining room 5.8m (19'0") x 3.31m (10'10") Vinyl flooring, fitted units, plumbed for washing machine, electric oven, gas hob & access door to the rear garden
- Bathroom 2.28m (7'6") x 1.62m (5'4") Fully tiled, bath, W.C. and W.H.B.
- Bedroom 1 4.02m (13'2") x 2.28m (7'6") Laminate wood flooring, build-in wardrobe & shower area
- Bedroom 2 5.07m (16'8") x 3.23m (10'7") Laminate wood flooring
- Bedroom 3 4.04m (13'3") x 3.76m (12'4") Laminate wood flooring
- Bedroom 4 4.05m (13'3") x 2.83m (9'3") Laminate wood flooring





PRICE

€269,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the R498 towards Thurles. After Arrabawn Co-op take the next turn right (signposted Ballinaclough). Drive for 3.6km and the road veers to the right. In 110m at Ballinaclough church turn right. Drive for 1.6km and the property will be on your left hand side identified by our For Sale sign. Eircode: E45 W657

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 114136419

Energy Performance Indicator: 271.47 kWh/m²/yr

REA



the mark of
property
professionals
worldwide

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.

