

For Sale

Asking Price: €499,500

Sherry
FitzGerald
Talbot



Greyfort, Monsea, Ballycommon,
Nenagh, E45 X865.

BER C1

sherryfitz.ie



A truly magnificent detached residence constructed with much emphasis on comfort of living.

Set in a mature 0.27ha (0.66 acre) site enjoying magnificent views of open unspoilt countryside.

Situated in an idyllic location within 1.5km of Ballycommon village (Carrig National School), 5.5km of Nenagh and 6km of Dromineer (on Lough Derg).

This is a unique opportunity to procure an outstanding family residence in a quiet, yet convenient location and the Agents confidently recommend inspection.



Accommodation

Ground Floor

Entrance Hall 6.24m x 2.62m (20'6" x 8'7"): with porcelain tiled floor

Office / Sitting Room 5.08m x 4.45m (16'8" x 14'7"): with cast inset marble fireplace and oak flooring

Living Room 4.93m x 4.48m (16'2" x 14'8"): with oak flooring, marble surround fireplace and solid fuel stove

Kitchen / Dining Room 8.81m x 4.38m (28'11" x 14'4"): with fully fitted kitchen units, work island and granite worktops, gas hob, electric oven, under counter lighting, oak flooring and patio doors to rear garden

Conservatory 4.23m x 3.14m (13'11" x 10'4"): with oak flooring and French doors to decking area

Back Hall 2.79m x 1.25m (9'2" x 4'1"): with oak flooring

Utility Room 2.81m x 2m (9'3" x 6'7"): with fitted units, plumbed for washing machine and oak flooring

W.C. 2.71m x 0.92m (8'11" x 3'): WC, handbasin and under sink storage

First Floor

Bedroom 1 4.47m x 3.28m (14'8" x 10'9"): with red deal flooring

Bedroom 2 4.47m x 3.53m (14'8" x 11'7"): with red deal flooring

Ensuite 4.47m x 3.53m (14'8" x 11'7"): tiled, wc, hand basin and shower

Bedroom 3 3.93m x 3.81 (12'11" x 3.81)

Walk in Wardrobe 2.81m x 2.1m (9'3" x 6'11")

Ensuite 2.15m x 1.48m (7'1" x 4'10"): with shower, wc and hand basin

Bedroom 4 3.96m x 3.8m (13' x 12'6"): with walk in wardrobe

Bathroom 3.67m x 2.69m (12' x 8'10"): fully tiled with jazuzzi bath, his & hers sink, wc, bidet, shower and heated towel rail

Second Floor

Landing 3.45m x 1.54m (11'4" x 5'1"): with hot press and velux window

Gym / Hobby Room 5.56m x 4.48m (18'3" x 14'8"): with velux window and recessed lighting

Games Room 5.58m x 3.59m (18'4" x 11'9"): with velux window and recessed lighting





Garden

Beautifully mature lawns/ gardens front and rear. Also tarmac drive, stone piers & steel gates. Also detached garage with up and over door.

Services

Mains water, electricity, oil fired central heating and drainage by septic tank.

BER

BER C1, BER No. 117459230





Directions

Eircode E45 X865





NEGOTIATOR
 William Talbot
 Sherry FitzGerald Talbot
 52 Kenyon Street, Nenagh, Co
 Tipperary
 T: 067 31496
 E: info@sftalbot.ie

sherryfitz.ie

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