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Shanbally

Clogheen o Co. Tipperary o E21 KD96

BER C1



Guide: €335,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

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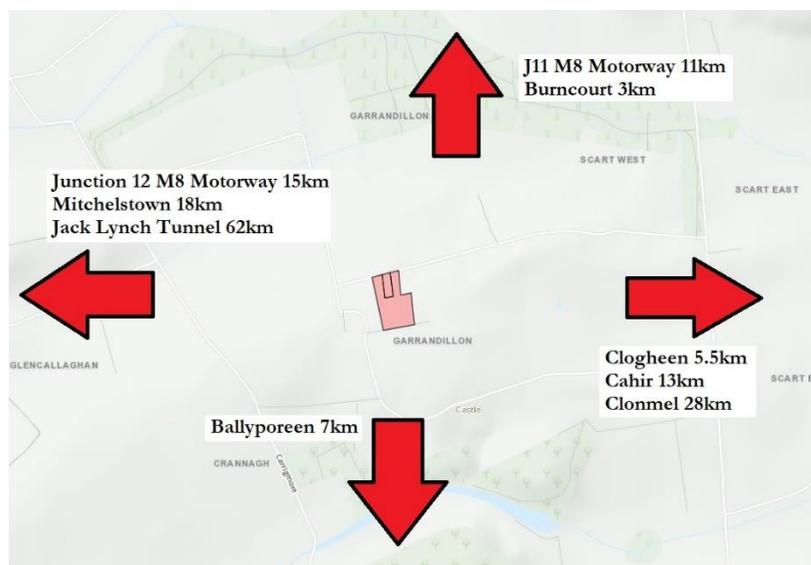


Features

For Sale by Private Treaty

We are delighted to present to the market this superbly located 4-bedroom family home within a short drive of amenities. Sitting on a substantial c.5acre site between the Galtee & Knockmealdown Mountain ranges, Taitneamh na Greine offers all the benefits of a modern build with a unique opportunity to grow & adapt in the future with the land to support all sorts of hobbies & ventures.

- 183.92m² / 1980sqft
- 4 bedrooms, 3 bath.
- C.5 acres of land.
- Mountain views.
- 5minutes from the M8 Motorway (J11)
- 45minutess from the Jack Lynch Tunnel.



Accommodation

Ground floor.

Entrance porch/lobby:
Ceramic floor tiles, cornicing, french doors.

Entrance hall:
2.36m x 0.76m
7'9" x 2'6"
Ceramic floor tiles, cornicing, power points, radiator, light fitting

Livingroom
4.29m x 0.69m
14'1" x 7'6"
Timber floor, granite fireplace, light fitting, cornicing, power points, radiator.

Dining room/Bedroom 4
5.08m x 3.76m
16'8" x 12'4"
Timber floor, cornicing, power points, radiator.

Kitchen/Dining room
4.29m x 0.69m
14'1" x 12'3"
Wall & floor units, dark work surfaces, cornicing, power points radiator, floor tiles, light fitting.

Utility
6.17m x 3.48m
20'3" x 11'5"
Wall & floor units, cornicing, plumbed for utilities, floor tiles, power points, radiator.

WC
WHB & toilet, floor tiles, radiator.

First floor.

Landing:
Feature window overlooking the Galtee Mountains & seating area suited to office/study.

Master bedroom:
5.00m x 3.68m
16'5" x 12'1"
Timber floor, power points, radiator, cornicing.

Walk in Wardrobe:
2.26m x 1.57m
7'5" x 6'9"

Ensuite
2.26m x 1.57m
7'5" x 5'2"
WHB & toilet, shower, radiator.

Bedroom 2
3.18m x 3.10m
10'5" x 10'2"

Ensuite
2.06m x 1.37m
6'9" x 4'6"

Bedroom 3
3.05m x 2.67m
10' x 8'9"

Bathroom
2.74m x 2.01m
9' x 6'7"
WHB & toilet, bathtub, separate shower radiator,

Hot press:
1.75m x 1.37m
5'9" x 4'6"
Shelved.



Building Energy Rating

BER/DEC

Address GARRANDILLON SHANBALLY CLOGHEEN CAHIR CO. TIPPERARY	Date Of Issue 01-07-2019	Type Of Rating Existing Dwelling
Building Energy Rating C1 157.19 (kWh/m ² /yr)	Date Valid Until 01-07-2029	DEAP Version 3.2.1
CO2 Emissions Indicator 39.98 (kgCO ₂ /m ² /yr)	BER/DEC Number 112395645	

Dwelling Details

Dwelling Type Detached house	Floor Area 163.9 (m ²)	Main Space Heating Fuel Oil
No. of Storeys 2	Wall Type Masonry	Main Space Heating Efficiency 90.7%
Year of Construction 2009	Glazing Type Double Glazing	Main Water Heating Fuel Oil
		Main Water Heating Efficiency 90.7%

Directions

SHANBALLY
CLOGHEEN
CO. TIPPERARY
E21 KD96 ← Eircode found
[Address Query ?](#)



Site

Property Details

Back

Folio Number: TV1953F
Title Level: Freehold
Plan Number: 8
Property Number: 1
Area of selected plans: 1.99 hectares.
Number of Plans on this folio: 2
Address: Not Available

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*PRA Boundaries and Plan Area are not conclusive. See Section 6.2(2) of Registration of Title Act 2006 and Rule B(3) of the Land Registration Rules 2012.

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XY: 998866, 615964
Scale: 1:1000
Townland: Garrandillon
Barony: Iffa And Offa West
County: Tipperary







Viewing

www.michaeldorgan.ie



Strictly by appointment with agent.

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Appliances freestanding & built in are not part of this sale.