

# REA

# Eoin Dillon



3 BEDROOM BUNGALOW  
G.I.A. 76.47m<sup>2</sup> (823 sq. ft.)

FOR SALE BY PRIVATE TREATY

Killeen, Borrisokane  
Nenagh  
County Tipperary  
E45 HY36

AMV €269,950

BER C3

## DESCRIPTION

REA Eoin Dillon proudly presents this charming three-bedroom cottage, perfectly situated on a generous 0.56-acre (0.23 hectares) site. Built in 1998, this delightful home is in turnkey condition, featuring a beautifully mature garden and is conveniently located just 1.9 km from Borrisokane town centre, close to schools, shops, playground, and all essential amenities.

On entering the property, you are welcomed into a bright and spacious hallway with laminated timber flooring. To the right is a cozy sitting room with laminated timber flooring and an old stone fireplace with a solid fuel cast iron stove. The kitchen/dining room is located at the rear of the property, boasting lino tiled effect flooring, fully fitted timber/painted units, and plumbing for a washing machine/dryer. Patio doors allow plenty of natural light to flood the room, enhancing its warm and inviting atmosphere.

The cottage offers three bedrooms, all featuring laminated timber flooring. The master bedroom includes a built-in wardrobe for ample storage. The family bathroom is well-appointed with a tiled timber effect floor, fully tiled walls, an electric/pump shower, a large shower unit, W.C., and W.H.B.

Externally, this property boasts well-maintained front and rear gardens, as well as a private wild garden to the left with separate gate access, offering great potential. Additional features include a shed measuring 4m x 3.17m and outdoor electric sockets. The home benefits from a new water softener system and double-glazed windows throughout.

This charming cottage offers the sheer pleasure of country living with the added convenience of proximity to all essential services and amenities in Borrisokane. Viewing is highly recommended.

## FEATURES

- Charming three bedroom bungalow ready for immediate occupancy
- Property only 1.9km from Borrisokane town centre & all amenities
- O.F.C.H., septic tank with new percolation unit, mains water
- Generous 0.56 acre (0.23ha) site
- Shed measuring 4m x 3.17m, outdoor electric sockets and and water softener unit



## ACCOMMODATION

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### Ground Floor

- Entrance hallway 5.19m (17'0") x 3.85m (12'8") Solid timber flooring
- Living room 3.82m (12'6") x 3.3m (10'10") Timber floor with insert cast iron solid fuel stove.
- Kitchen 5.92m (19'5") x 3.58m (11'9") Lino flooring with timber/painted fitted units and plumbed for washing machine/dryer.
- Bedroom 1 3.19m (10'6") x 2.58m (8'6") Laminate timber floor.
- Bedroom 2 3.16m (10'4") x 2.87m (9'5") Laminate timber floor.
- Bedroom 3 3.19m (10'6") x 2.6m (8'6") Laminate timber floor.
- Bathroom 2.63m (8'8") x 1.63m (5'4") Fully tiled with W.C., W.H.B. electric pump shower with large shower unit.





### PRICE

€269,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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PSRA - 001790

### DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane continue onto the N65. Turn right onto Killeen Ct ( L1085). Drive for 400m & turn left. The property will be on your left identified by our For Sale sign. Eircode: E45 HY36

### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 106475320

Energy Performance Indicator: 206.69 kWh/m<sup>2</sup>/yr

REA



the mark of  
property  
professionals  
worldwide

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