

REA

Eoin Dillon



2 BEDROOM BUNGALOW
G.I.A. 79.02m² (850 sq. ft.)

FOR SALE BY PRIVATE TREATY

Army Hill Road,
Moneygall
County Offaly
E53 E524

AMV €249,500

BER D2

DESCRIPTION

REA Eoin Dillon is pleased to present this charming two bedroom detached bungalow, now available and ready for immediate occupancy.

Ideally situated within a short walk to Moneygall Village and all its local amenities, this property is just a short drive from the M7 motorway, offering easy access to Dublin, Limerick, and surrounding areas.

Upon entering the home, a bright entrance hallway with carpet flooring leads you into the main living spaces. To the right, the spacious living and dining room features comfortable carpet flooring and a cozy electric fire, creating a warm and welcoming atmosphere. Off the living room, a sunroom with carpet flooring and a glass door opens to the front of the property, providing a tranquil space to enjoy the sunlight. The kitchen, located at the rear, boasts a tiled floor, fitted kitchen units, an electric oven and hob, and is plumbed for a washing machine and dishwasher. A glass door in the kitchen provides convenient access to the rear garden. The property includes two spacious double bedrooms, each with carpet flooring, providing comfortable and private spaces for rest. The shower room, designed with lino flooring, features a WC, wash hand basin (WHB), and a shower.

Externally, the property benefits from a detached garage measuring 6m x 4.3m and a carport of 4.76m x 3.3m as well as well maintained front and rear gardens, perfect for enjoying outdoor living. This bright and spacious bungalow is beautifully presented, providing prospective buyers a turnkey opportunity for immediate occupancy.

This property is ideally suited for first-time buyers, investors, or those looking for a comfortable retirement home.

FEATURES

- Situated on a generous corner site within walking distance to Moneygall Village.
- O.F.C.H., mains water and sewer.
- Property is in immaculate condition, offering a turn-key home.
- Well maintained front and rear lawns.
- Detached garage measuring 26 sq.m. and car port measuring 4.7m x 3.3m



ACCOMMODATION

Ground Floor

- | | | |
|--------------------|--------------------------------|--|
| • Entrance hallway | 4.83m (15'10") x 1.56m (5'1") | Carpeted flooring |
| • Living room | 6.66m (21'10") x 3.35m (11'0") | Carpeted flooring & electric fireplace |
| • Sun room | 2.05m (6'9") x 1.88m (6'2") | Carpeted flooring |
| • Kitchen | 3.36m (11'0") x 3.18m (10'5") | Tiled flooring, full range of fitted units, tiled splashback, electric cooker & hob & plumbed for washing machine & dishwasher |
| • Bedroom 1 | 3.35m (11'0") x 3.03m (9'11") | Carpeted flooring |
| • Bedroom 2 | 3.14m (10'4") x 3.04m (10'0") | Carpeted flooring |
| • Shower room | 2.09m (6'10") x 1.77m (5'10") | Lino flooring, shower, W.C. & W.H.B |





PRICE

€249,500

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Moneygall take a right hand turn towards Mountain View. Continue for 230m, passing the playground on your right and the property will be on your left. Recognised by our for sale sign.

Eircode: E53 E524

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 103704987

Energy Performance Indicator: 268.79 kWh/m²/yr



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