

# REA

# Eoin Dillon



3 BEDROOM RESIDENCE & EQUESTRIAN FACILITY ON 6.02 ACRES  
G.I.A. 180.13 m<sup>2</sup> (1,939 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballinenagh, Ballinacclough  
Nenagh  
County Tipperary  
E45 H212

AMV €475,000





## DESCRIPTION

REA Eoin Dillon are delighted to bring to the market a three bedroom detached residence complete with a 3 column portal steel framed shed incorporating three stables, horse stalls and loft. The property also has the benefit of a sand arena, turnout paddock and grazing paddocks on 6.02 acres ( 2.44 ha) of top quality farmland.

Set in a quiet picturesque location the residence consists of two living rooms, kitchen and three double bedrooms. On entering the house you are greeted by a porch which connects to the open plan living/dining room with a solid timber floor and solid fuel stove. This leads to the kitchen area which features a marble tiled floor, fitted units, island, granite sink, window seat, electric oven and hob. The house has the benefit of a downstairs bedroom with a solid timber floor and also a bathroom which is fully tiled with W.C., W.H.B, mains shower and wet room.

Upstairs has an added advantage of a second living room with a balcony overlooking the downstairs living area. This room has a solid timber floor and marble fireplace which could easily be used as a home office/study or an additional bedroom (subject to planning if necessary). There are two double bedrooms on this floor, both with a solid timber floor. The master bedroom has an en-suite.

Externally, the house has electric gates with a gravel driveway, well maintained lawns, vegetable beds, garden shed, dog pen and post and fence rail.

The stables, shed and sand arena are located to the rear of the property and the farmlands are well fenced with piped mains water.

This charming property is a golden opportunity to purchase a ready-made equestrian facility with spacious well appointed accommodation, three stables, three stalls, shed with a loft area and sand arena standing on a total of 6.02 acres ( 2.44 ha) in a desirable countryside setting.

## FEATURES

- 6.02 acres of land in a stunning countryside location
- 3 stables, 3 stalls, shed with loft area and sand arena.
- O.F.C.H, mains water connection & bio-cycle
- Mature gardens, electric gates, garden shed, dog pen and vegetable patches
- High speed broadband availability in the area



## ACCOMMODATION

### Ground Floor

- |                      |                               |  |
|----------------------|-------------------------------|--|
| • Lobby              | 2.02m (6'8") x 1.27m (4'2")   | Solid timber floor   |
| • Living/Dining room | 7.69m (25'3") x 5.95m (19'6") | Solid timber floor with solid fuel stove   |
| • Kitchen            | 4.64m (15'3") x 3.54m (11'7") | Marble tiles, fitted units with granite sink, island, window seat, electric oven and hob |
| • Bathroom           | 2.8m (9'2") x 1.67m (5'6")    | Fully tiled with W.C, W.H.B, mains shower and wet room                                   |
| • Back hall          | 3.45m (11'4") x 1.63m (5'4")  | Solid timber floor   |
| • Bedroom 1          | 3.45m (11'4") x 2.94m (9'8")  | Solid timber floor   |

### First Floor

- |               |                                |  |
|---------------|--------------------------------|--|
| • Living room | 4.81m (15'9") x 4.21m (13'10") | Solid timber floor and marble fireplace  |
| • Bedroom 2   | 4.04m (13'3") x 3.67m (12'0")  | Solid timber floor                       |
| • Bedroom 3   | 5.08m (16'8") x 4.78m (15'8")  | Solid timber floor                       |
| • En-suite    | 2.94m (9'8") x 2.44m (8'0")    | Fully tiled with W.C, W.H.B, bath and TV |







#### PRICE

€475,000

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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PSRA - 001790

#### DIRECTIONS

From Nenagh take the R498 towards Thurles. After Arrabawn Co-op take the next right turn (signposted Ballinacloy). Drive for 3.6km and the road veers to the right. In 110m at Ballinacloy church turn right. Take the 1st right turn and the house is on your right identified by our For Sale sign.

#### BUILDING ENERGY RATING (BER)

BER: D1

BER No: 110922085

Energy Performance Indicator: 235.09 kWh/m<sup>2</sup>/yr



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property  
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REA

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