

# REA

# Eoin Dillon



3 BEDROOM COTTAGE on 1.73 acres  
G.I.A. 95 m<sup>2</sup> (1,022 sq. ft.)

FOR SALE BY PRIVATE TREATY

Burntwood Big,  
Cloughjordan  
County Tipperary  
E53 N593

AMV €239,950

BER C3



## DESCRIPTION

REA Eoin Dillon are pleased to present to the market this charming 3 bedroom cottage in a beautiful countryside setting yet a 4 minute drive to Cloughjordan Village and local amenities.

Sitting on a generous 1.73 acre site, this property offers potential purchasers scope for future expansion and development (subject to planning permission).

The property has been tastefully decorated and consists of a living room, kitchen/dining room, bathroom and three bedrooms (one of the bedrooms has the comfort of a solid fuel stove).

Upon entering through a bright open porch with tiled flooring, you are welcomed into the main hallway, which boasts elegant laminate timber flooring. The living room immediately impresses with its high timber ceiling, large skylight, and thick stone walls that enhance the cottage's character. A large open window allows natural light to flood the space, complementing the wood flooring and a charming cast iron solid fuel stove.

The kitchen/dining area is located at the rear of the property and features fitted units, lino flooring, and plumbing for a washing machine. The family bathroom is complete with tiled flooring, a full sized bath, corner shower unit with an immersion shower, a W.C., and a W.H.B.

Each of the three bedrooms offers a peaceful retreat, all featuring laminate timber flooring. One of the bedrooms stands out with the warmth of a solid fuel stove.

Externally, this property sits on a private 1.73 acre site with mature trees for that extra privacy gravel driveway and plenty of parking to rear. This beautifully presented property offers prospective purchasers an opportunity of acquiring a turnkey home in a country setting.

Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

## FEATURES

- Generous 1.73 acre site
- Group water scheme and septic tank
- O.F.C.H
- Beautiful countryside setting, just 3.3km a 4minute drive from Cloughjordan village
- The property is filled with character









### PRICE

€239,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

From Cloughjordan head towards the train station. Take the left hand turn just before the train station. Continue on this road for approx 2 km and then take a sharp left. The property will be on the right hand side recognised by our "For Sale" sign. Eircode E53 N593

### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 106941040

Energy Performance Indicator: 220.27 kWh/m<sup>2</sup>/yr



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property  
professionals  
worldwide



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