

REA

Eoin Dillon



4 BEDROOM DETACHED PROPERTY
G.I.A. 123.71 m² (1,332 sq. ft.)

FOR SALE BY PRIVATE TREATY

Derrycallaghan
Moneygall
County Tipperary
E53 ET96

AMV €389,950

BER C2

DESCRIPTION

Prepared to be impressed by this fabulous four bedroom detached residence located in a highly regarded residential setting just 1km from Moneygall village and less than 2km from the M7 Limerick/Dublin motorway. This inviting property perfectly flows and is presented for sale in turnkey condition throughout.

The accommodation consists of an entrance hallway with tiled flooring. To your right is the bright and beautiful living room featuring laminate wood flooring and insert solid fuel stove. The kitchen/dining room is to the rear of the property. The kitchen boasts an extensive range of fitted units, tiled floor, electric oven and hob, dishwasher, tiled splashback and is plumbed for a washing machine and dryer. The dining area has a solid fuel stove with stone surround and double doors to the patio area flooding this room with natural light.

There are four bedrooms in this residence, three of which have built-in wardrobes. The family bathroom is fully tiled with bath, W.C. & W.H.B. This property has the added advantage of a shower room with a tiled floor, partially tiled walls, electric shower, W.C.& W.H.B.

The property is approached through a gated entrance onto a gravel driveway framed by manicured lawns, mature shrubs and hedging. To the rear a concrete driveway and patio area provide the perfect setting for outdoor entertainment while the elevated landscaped grounds offer privacy and countryside views. There is a sheds/office space/gym to the rear measuring 7.82m x 6.33m.

This delightful home is presented for sale in pristine condition throughout and has a sense of warmth and style offering one lucky purchaser an opportunity of acquiring a genuine turnkey family home. Viewing recommended.

FEATURES

- Four bedroom beautifully presented detached residence ready for immediate occupancy
- Property sits on a 0.49 acre (0.20 hectare) site
- O.F.C.H. mains water & sewerage
- Landscaped gardens with sheds to the rear
- Fibre broadband in the area
- Year of Construction: 2000



ACCOMMODATION

•	Entrance hallway	9.22m (30'3") x 1.75m (5'9")	Tiled flooring
•	Living room	4.86m (15'11") x 4.08m (13'5")	Laminate wood flooring & insert solid fuel stove
•	Kitchen/Dining room	8.37m (27'6") x 4.12m (13'6")	Tiled flooring, wall and base fitted units, electric oven and hob, dishwasher, tiled splashback, plumbed for washing machine & dryer and solid fuel stove
•	Bedroom 1	2.73m (8'11") x 2.54m (8'4")	Laminate wood flooring & built-in wardrobes
•	Bedroom 2	2.86m (9'5") x 2.54m (8'4")	Laminate wood flooring & built-in wardrobes
•	Bedroom 3	3.65m (12'0") x 2.45m (8'0")	Carpeted flooring & built-in wardrobes
•	Bedroom 4	3.62m (11'11") x 3.02m (9'11")	Laminate wood flooring
•	Bathroom	2.99m (9'10") x 1.65m (5'5")	Fully tiled, bath. W.C. & W.H.B.
•	Shower room	2.48m (8'2") x 1.32m (4'4")	Tiled flooring, partially tiled walls, electric shower, W.C. & W.H.B.





PRICE

€389,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

As you enter Moneygall from Nenagh (R445) turn right onto Church road. Drive for 1km & the property will be on your right hand side identified by our For Sale sign.

Eircode: E53 ET96

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 109283457

Energy Performance Indicator: 186.17 kWh/m²/yr



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