

REA

Eoin Dillon



3 BEDROOM NEWLY REFURBISHED PROPERTY
G.I.A. 122.55m² (1,319 sq. ft.)

FOR SALE BY PRIVATE TREATY

Behamore
Cloughjordan
County Tipperary
E53 H799

AMV €395,000

BER B1

DESCRIPTION

Prepare to be impressed by this stunning three bedroom detached property which has been completely refurbished to a builders finish complimented with a B1 energy rating within 4.7km of Cloughjordan village & all amenities.

This property features polished concrete floors in the kitchen/dining/living room and has been completed to a high specification throughout. It comprises of an open-plan kitchen/dining/living room, utility, bathroom, and three double bedrooms (master bedroom en-suite).

The house extends to 1,319. sq. ft. of nicely proportioned living & sleeping space with lots of natural light.

This residence is finished to a builders finish standard which allows a discerning purchaser to complete the interior décor to their own style and taste with the option of a PC sum with price adjusted accordingly.

Externally this property sits on a 0.69 acre site with low maintenance gardens front and rear and gravel driveway.

This beautiful house has been finished to an excellent standard by the current owner with quality materials throughout from windows, air to water heating system, demand control ventilation, insulation and much more reflected in the energy efficiency. Viewing highly recommended.

FEATURES

- Newly refurbished builders finish three bedroom property
- Property situated 4.7km from Cloughjordan village & all amenities
- Septic tank & Perculation unit
- Low maintenance gardens and gravel driveway
- Generous 0.69 acre site



ACCOMMODATION

Ground Floor

- Kitchen/Living/Dining room 8.63m (28'4") x 5.92m (19'5")
- Utility room 4.31m (14'2") x 2.04m (6'8")
- Bedroom 1 5.37m (17'7") x 3.62m (11'11")
- Bedroom 2 3.82m (12'6") x 3.59m (11'9")

- Bedroom 3- Master 4.29m (14'1") x 3.77m (12'4")
- En-suite bathroom 2.62m (8'7") x 1.19m (3'11")
- Bathroom 2.88m (9'5") x 2.26m (7'5")





PRICE

€395,000

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Nenagh opposite Abbey Furniture turn right on to Bulfin Road. Continue straight on to the Old Birr Rd for 15km. Stay to your right onto R490. Continue straight for a further 3.4km and the property will be on your left identified by our `For Sale` sign. Eircode: E53 H799

BUILDING ENERGY RATING (BER)

BER: B1

BER No: 118004407

Energy Performance Indicator: 88.77 kWh/m²/yr



the mark of
property
professionals
worldwide



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