

# REA

# Eoin Dillon



4 BEDROOM DETACHED PROPERTY WITH 2 SHEDS & STABLES ON A  
1.83 ACRE SITE

FOR SALE BY PRIVATE TREATY

Rathnaleen  
Nenagh  
County Tipperary  
E45 XE18

AMV €695,000

BER C3

## DESCRIPTION

REA Eoin Dillon are pleased to present this exquisite four bedroom property located in a desirable residential area just a five minute drive from Nenagh town centre. This property is situated on a large 1.83 acre site with the benefit of two sheds and stables.

On entering the property you are greeted into an entrance hall featuring a stunning Brazilian mahogany staircase to the first floor. Throughout the ground floor top brand solid timber flooring has been used, specifically 22ml Junckers. To your right is the sitting room which has a solid fuel stove with back boiler & built in storage units. To the left of the entrance hall is the living room. The living room features an open fireplace, decorative coving & hand designed decorative ceilings. The kitchen is to the rear of the property and has been finished to a very high standard consisting of lino flooring, full range of brazilian mahogany wall and base units, Stanley oil cooker, tiled splashback, electric oven and hob and integrated dishwasher. This connects you to the dining room which has decorative ceilings & coving. Sliding doors lead you to the bright and spacious sun room which has a timber ceiling and access door to the rear garden and patio area. Off the kitchen is the utility room which has a tiled floor, fitted units and is plumbed for a washing machine and dryer. There is an additional storage/utility room which is plumbed for a fridge freezer and has extra fitted units. The shower room has a tiled floor, shower, W.C. and W.H.B. This property has the benefit of a converted garage/living area which features a Stanley solid fuel stove with brick surround, separate office space and access doors to the front of the house.

Upstairs there are four double bedrooms all with fitted wardrobes; three bedrooms have a timber floor and the fourth bedroom has a carpeted floor. The main bedroom has an en-suite bathroom. The family bathroom is fully tiled with bath, shower, W.C. and W.H.B. The attic space in the house & converted garage has been floored, insulated & sealed really maximising the space in this property.

Externally this property sits on a generous 1.83 acre ( 0.74 hectare) site with stables, large field & two sheds measuring 15.6m x 4m & 11.9m x 7.5m. It is further complimented with a tarmac driveway and fabulously maintained gardens with shrubs, mature trees and a rear patio area.

This delightful house is presented in pristine condition throughout and has a sense of warmth and style offering a purchaser an opportunity of acquiring a genuine family home in turnkey condition in a secluded and highly regarded residential setting.

Viewing is highly recommended.



## ACCOMMODATION

### Ground Floor

● Entrance Hallway	4.23m (13'11") x 3.02m (9'11")	Solid timber flooring (22ml junckers) and stairs to the first floor
● Sitting room	4.24m (13'11") x 4.22m (13'10")	Solid Timber flooring (22ml Junckers), decorative coving and solid fuel stove with back boiler
● Living room	4.74m (15'7") x 4.53m (14'10")	Solid Timber flooring (22ml Junckers), open fireplace and decorative coving
● Kitchen	7.49m (24'7") x 4.22m (13'10")	Lino flooring, full range of base and wall units, Stanley range (oil), electric oven and hob, integrated dishwasher and tiled splashback
● Dining room	4.54m (14'11") x 4.26m (14'0")	Timber flooring (22ml Junckers) and decorative coving
● Sun room	7.03m (23'1") x 3.96m (13'0")	Timber flooring (22ml Junckers) and ceiling and access door to the rear
● Utility room	3m (9'10") x 2.25m (7'5")	Tiled flooring, fitted units and plumbed for washing machine/dryer
● Storage/ Utility room	2.56m (8'5") x 2.15m (7'1")	Tiled flooring, storage units and plumbed for fridge freezer
● Shower room	3m (9'10") x 1.24m (4'1")	Tiled flooring, shower, W.C. and W.H.B.
● Converted garage/Living area	5.45m (17'11") x 4.59m (15'1")	Solid timber flooring (22ml Junckers), Stanley solid fuel stove with brick surround, storage units, separate office area and access doors to front & rear of the property

### First Floor

● Bedroom 1	4.23m (13'11") x 3.59m (11'9")	Carpet flooring and fitted wardrobes
● Bedroom 2	4.55m (14'11") x 3.09m (10'2")	Timber flooring and fitted wardrobes
● Bedroom 3- Master bedroom	4.54m (14'11") x 4.13m (13'7")	Timber flooring and walk in wardrobe
● En-suite bathroom	1.56m(5'1") x 1.45m (4'9")	Fully tiled, shower, W.C. and W.H.B.
● Bedroom 4	3.63m (11'11") x 3.01m (9'11")	Timber flooring and fitted wardrobes
● Family bathroom	3.51m (11'6") x 2.4m (7'10")	Fully tiled, bath, shower, W.C. and W.H.B.





### PRICE

€695,000

### 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 Pearse Street, take the R497 towards Ormond Street. Turn right onto Bulfin road & continue on this road for 1.8km. Take a right turn & in 200m the property will be on your right hand side identified by our For Sale sign.

Eircode: E45 XE18

### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 109148478

Energy Performance Indicator: 208.48 kWh/m<sup>2</sup>/yr

REA



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