

# REA

# Eoin Dillon



3 BEDROOM END TERRACE  
G.I.A. 76.31m<sup>2</sup> (821 sq. ft.)

FOR SALE BY PRIVATE TREATY

1 The Valley  
Shinrone, Birr  
County Offaly  
R42 YR97

AMV €199,950

BER B2

## DESCRIPTION

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A three bedroom end terrace located in the heart of Shinrone in an idyllic village setting close to all amenities. This property has been newly renovated and is further complimented by a B2 Energy rating.

You enter the property into an open plan kitchen/dining/living room which features a tiled floor, full range of wall and base level units, tiled splashback electric oven and hob and stairs to the first floor. Off the kitchen is the utility room which has tiled flooring, storage units and access door to the rear. The bathroom is fully tiled with bath, overhead shower, W.C. and W.H.B with vanity unit. This property has an added advantage of a downstairs bedroom with carpeted flooring.

Upstairs there are a further two bedrooms with carpeted flooring.

This property is situated close to the towns of Roscrea, Birr, Cloughjordan and Borrisokane and will appeal to first time buyers and investors alike.

Viewing highly recommended.

## FEATURES

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- Recently renovated three bedroom property close to all amenities such as churches, schools & shops
- B2 Energy Rating
- Downstairs bedroom
- Property will appeal to first time buyers & investors



## ACCOMMODATION

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### Ground Floor

- Kitchen/Dining/Living room 6m (19'8") x 4.22m (13'10") Tiled flooring, full range of wall & base units, tiled splashback, electric oven and hob and stairs to the first floor
- Utility room 2.9m (9'6") x 1.87m (6'2") Tiled flooring, storage units, over the counter wall tiling and access door to the rear
- Bathroom 2.99m (9'10") x 2.88m (9'5") Fully tiled, bath with overhead shower, W.C. and W.H.B. with vanity unit
  
- Bedroom 1 7.11m (23'4") x 2.42m (7'11") Carpeted flooring

### First Floor

- Bedroom 2 4.23m (13'11") x 2.83m (9'3") Carpeted flooring
- Bedroom 3 4.19m (13'9") x 3.02m (9'11") Carpeted flooring







### PRICE

€199,950

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

As you enter Shinrone on the R491 the property will be on your right hand side on Main St identified by our For Sale sign. Eircode: R42 YR97

### BUILDING ENERGY RATING (BER)

BER: B2

BER No: 115485351

Energy Performance Indicator: 123.25 kWh/m<sup>2</sup>/yr



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