



Ballynilard, Tipperary, Co. Tipperary E34
Y684



Price €350,000



GVM present to the market a beautifully appointed 4-bedroom bungalow standing on a beautifully presented site extending to Circa 0.37 st acres and located just 5 minutes` drive from Tipperary Town and all the wonderful amenities associated with this hugely popular locality.



This home enjoys bright, spacious and well-proportioned living and bedroom accommodation ideal for those in search of a forever home that oozes distinction and class. Access is via an attractive walled entrance to a tarmac driveway and generous set down area complimented by manicured lawns and mature shrub and floral beds. The porch and hallway are bright and inviting, there is a spacious lounge/dining overlooking the sun drenched and private rear garden, sitting room, kitchen, utility with shower room off, 4 good sized bedrooms (master en suite) and main bathroom. Detached garage, Inspection is highly recommended.

Rooms:

Entrance Porch with sliding door

1.02m (3'4") x 1m (3'3")

Hallway

Bright and inviting

4.03m (13'3") x 1.06m (3'6")

Sitting room

Cosy room with fireplace

4.02m (13'2") x 3.04m (10'0")

Kitchen/dining

Generous floor and eye level presses. Tiled flooring

5.06m (16'7") x 2.06m (6'9")

Utility

Plumbed with closet, wc & whb off

3m (9'10") x 1.05m (3'5")

Lounge/formal dining room

Overlooking the rear garden. Feature fireplace

7.06m (23'2") x 3.05m (10'0")

Bedroom 1

Double with built in wardrobes





3.06m (10'0") x 3.03m (9'11")

Bedroom 2

Master with en suite off and electric shower

3.05m (10'0") x 3.05m (10'0")

Bedroom 3

Double with built in wardrobes and whb

3.04m (10'0") x 3.04m (10'0")

Bedroom 4

Single with built in wardrobes and whb

3.04m (10'0") x 2.05m (6'9")

Bathroom

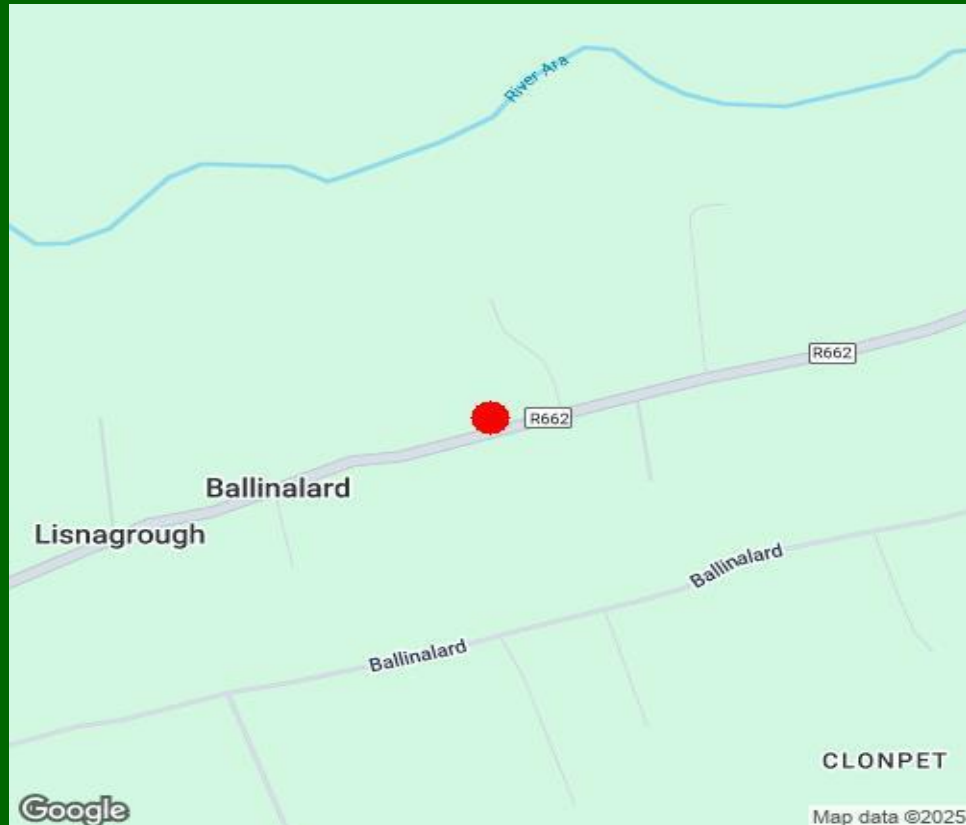
Fitted and tiled with Triton shower



Features:

- 5 minutes drive to the hub of Tipperary Town
- Easy access to Limerick Junction Train Station
- 40 minutes commute distance to Limerick City
- Scenic and spectacular walks at nearby Glen of Aherlow
- Great local educational and sporting facilities
- Attractive price point
- A beautifully presented site
- Oil fired central heating system
- Aluminium windows
- Security alarm





Property Directions:

Enter Eircode E34 Y684 in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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PSRA Number: 002030