

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 215.50 sq. m (2,320 sq. ft.)

FOR SALE BY PRIVATE TREATY

Hillview, Tombricane
Borrisokane
County Tipperary
E45 E402

AMV €259,500

BER C2

DESCRIPTION

REA Eoin Dillon introduces "Hillview", a charming four bedroom detached property located in the beautiful countryside setting of Tombricane with all the benefits of country living yet only 4.7km from Borrisokane town and all its amenities. Offering spacious well appointed accommodation this property is a must see for prospective purchasers.

You enter the property into a bright and spacious entrance hallway with tiled flooring and timber stairs to the first floor. The living room is to your right and features double doors, laminate timber flooring, coving, open fireplace and large bay window allowing an abundance of light into this room. The dining room is to the rear of the property and has a tiled floor, solid fuel stove with back boiler and sliding doors to the side of the house. Double doors lead you to the kitchen which has a tiled floor, full range of eye and base level units and over the counter wall tiling. The kitchen connects you to the utility room which features a tiled floor, fitted units, is plumbed for washing machine and dryer and has an access door to the rear. There are two double bedrooms on the ground floor, both carpeted. The main bedroom is to the front of the property and has an en-suite bathroom. This property has the benefit of two bathrooms, one on each floor.

Upstairs there are two further double bedrooms, both with timber flooring and one featuring a walk in wardrobe, walk in hot press/storage press. There is a fully tiled family bathroom on this floor also featuring a corner jacuzzi bath.

Externally the property sits on a 0.89 acre site with low maintenance gardens, stone wall entrance, gravel driveway and concrete yard to the rear.

This bright and well-proportioned property is well laid out with a wonderful balance of living and sleeping accommodation, ideal for family living and entertaining alike.

Viewing highly recommended. Video tour available on request.

FEATURES

- Fabulous tranquil setting yet only 4.7km from Borrisokane town and all amenities
- O.F.C.H and private well
- Kylepark, Terryglass and Borrisokane schools nearby.
- Large 0.89 acre site with low maintenance gardens
- Broadband availability in the area



ACCOMMODATION

Ground Floor

•	Entrance hallway		Tiled floor and timber stairs to the first floor
•	Living room	4.98m (16'4") x 4.78m (15'8")	Laminate timber flooring, open fireplace, coving and large bay window
•	Dining room	6.07m (19'11") x 3.47m (11'5")	Tiled flooring, solid fuel stove with back boiler and sliding doors to the side of the house
•	Kitchen	3.84m (12'7") x 3.48m (11'5")	Tiled floor, fully fitted kitchen units and over the counter wall tiling
•	Utility	2.69m (8'10") x 1.78m (5'10")	Tiled floor, fitted units, plumbed for washing machine and dryer and access door to the rear
•	Bedroom 1	3.32m (10'11") x 2.87m (9'5")	Carpeted
•	Bathroom	2.12m (6'11") x 1.75m (5'9")	Fully tiled, electric shower, W.C and W.H.B.
•	Bedroom 2- Main bedroom	7.14m (23'5") x 3.55m (11'8")	Carpeted
•	En-suite	2.1m (6'11") x 1.81m (5'11")	Fully tiled, shower, W.C. and W.H.B.

First Floor

•	Bedroom 3	5.28m (17'4") x 4.98m (16'4")	Timber flooring
•	Walk in wardrobe	2.66m (8'9") x 1.56m (5'1")	
•	Hotpress	3.55m (11'8") x 1.49m (4'11")	Storage shelves
•	Bedroom 4	5.29m (17'4") x 3.49m (11'5")	Timber flooring
•	Bathroom	3.49m (11'5") x 2.55m (8'4")	Fully tiled, corner jacuzzi bath, W.C and W.H.B.





PRICE

€259,500

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Borrisokane town centre turn left onto the L1092. Drive for 1.9km and take the right turn. Continue on this road for 1k and take the left turn. In 1.5km the property will be on your right hand side identified by our For Sale sign. Eircode: E45 E402

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 110776606

Energy Performance Indicator: 186.21 kWh/m²/yr

REA



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