

For Sale

Asking Price: €199,500

**Sherry
FitzGerald**
Talbot



1 Mill Place, Templemore Rd, Cloughjordan,
Co. Tipperary, E53 NW59.

BER C3

sherryfitz.ie



Nestled on the fringe of Cloughjordan town, this meticulously maintained three-bedroom semi-detached residence offers an exceptional blend of comfort and convenience. Boasting a sought-after location, this property epitomizes contemporary living with its well-presented facade and inviting atmosphere.

Step inside to discover a spacious interior thoughtfully designed to accommodate modern lifestyles. The ground floor welcomes you with a bright and airy living area, perfect for relaxation or entertaining guests. The adjacent kitchen and dining space offer both functionality and style.

Upstairs contains three spacious bedrooms with an ensuite off the main bedroom for added convenience.

Within close proximity to all amenities, including shops, schools, and recreational facilities, this residence promises a lifestyle of utmost convenience and comfort.



Services

Mains water, sewerage, electricity and oil fired central heating.

Outside

Tarmac yard at rear, shed 4m x 2.9m, patio area.

Accommodation

House Size 92 Sq.M. / 990 Sq.Ft.

Entrance Hall 5.0m x 1.76m (16'5" x 5'9"): with tiled floor

Living Room 4.1m x 3.2m (13'5" x 10'6"): with cast inset pine fireplace, bay window and double doors leading to kitchen/dining

Kitchen/Dining Room 5.1m x 4m (16'9" x 13'1"): with oak fitted kitchen units, tiled floor and sliding patio door

Laundry with hot press 7.5m x 5.2m (24'7" x 17'1"):

Bathroom 2.1m x 1.8m (6'11" x 5'11"): with built in wc, handbasin & red deal flooring

Bedroom One 3.6m x 3.0m (11'10" x 9'10"): with ensuite

Tiled Ensuite 2m x 1.4m (6'7" x 4'7"): with electric shower (wheelchair accessible), WC, handbasin and heated towel rail

Bedroom Two 3.9m x 2.6m (12'10" x 8'6"): with built in wardrobes

Bedroom Three 3m x 2.4m (9'10" x 7'10"): with built in wardrobes

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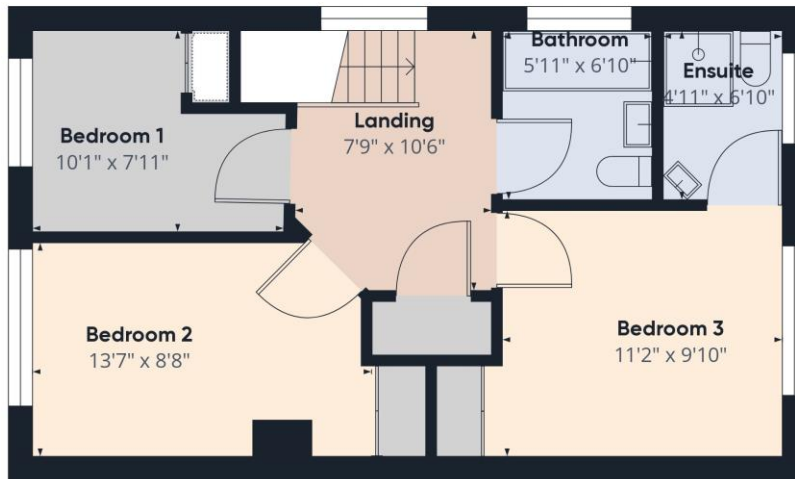


Directions

Eircode E53NW59



Floor 0



Floor 1

Approximate total area⁽¹⁾
962.43 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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