

# REA

# Eoin Dillon



4 BEDROOM BUNGALOW  
G.I.A. 123.54m<sup>2</sup> (1,330 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballyhimikin, Ballycommon  
Nenagh  
County Tipperary  
E45 FT97

AMV €295,000

BER E1

## DESCRIPTION

REA Eoin Dillon are pleased to present this charming four bedroom bungalow with the benefit of three sheds and well maintained front and rear gardens. Less than 5km from Nenagh town centre and all amenities this well maintained property is a must see for prospective purchasers.

You enter the property through the front porch which has tiled flooring leading you to an entrance hallway which has a combination of tiled and timber flooring. To your right is the sitting room which features carpet flooring and an open fireplace with white marble surround. The kitchen/dining room is to the rear of the property and has tiled flooring, full range of wall and base fitted units, tiled splashback, electric oven and hob and is plumbed for a dishwasher. A sliding door from the kitchen connect you to a second sunroom with timber flooring taking advantage of all the natural light. The utility room has tiled flooring, additional fitted units, sink, is plumbed for washing machine and has an access door to the rear garden. This property has the added advantage of a second living room which has carpeted flooring, timber ceiling and a solid fuel stove. Sliding doors from this sitting room connect you to a bright sun room with timber flooring. There are four bedrooms in this residence all with carpeted flooring; two of which have built-in wardrobes. The family bathroom is fully tiled with electric shower, W.C. and W.H.B.

Externally this property sits on a large 0.75 acre site, has a concrete driveway and the benefit of three sheds to the rear measuring 5.96m x 3.55m, 3.08m x 2.19m & 1.77m x 0.95m. There are well maintained front and rear gardens and mature hedging offering a haven of peace, tranquility and privacy. This is an excellent opportunity to purchase a property with loads of character in a scenic setting with expansive countryside views.

Viewing highly recommended.

## FEATURES

- Beautiful countryside setting less than 5km from Nenagh town centre and all amenities
- Well maintained four bedroom bungalow ready for immediate occupancy
- O.F.C.H., mains water and septic tank
- Sheds to the rear measuring 5.96m x 3.55m, 3.08m x 2.19m & 1.77m x 0.95m
- Phone watch alarm at the property





## ACCOMMODATION

### Ground Floor

• Entrance porch	1.8m (5'11") x 1.36m (4'6")	Tiled flooring
• Hallway	4.34m (14'3") x 1.79m (5'10")	Combination of carpeted & timber flooring
• Sun room	3.3m (10'10") x 2.21m (7'3")	Timber flooring
• Sitting room	4.62m (15'2") x 3.95m (13'0")	Carpeted flooring & an open fireplace with white marble surround
• Kitchen/Dining room	5.01m (16'5") x 3.95m (13'0")	Tiled flooring, full range of wall and base fitted units, tiled splashback, electric oven and hob and plumbed for dishwasher
• Utility room	3.15m (10'4") x 2.09m (6'10")	Tiled flooring, fitted units, sink, plumbed for washing machine and access door to the rear
• Living room	4.88m (16'0") x 3.04m (10'0")	Carpeted flooring, solid fuel stove and timber ceiling
• Sun room	3.15m (10'4") x 2.18m (7'2")	Tiled flooring
• Bedroom 1	2.86m (9'5") x 2.36m (7'9")	Carpeted flooring and built-in wardrobes
• Bathroom	2.4m (7'10") x 2.08m (6'10")	Fully tiled, electric shower, W.C. and W.H.B.
• Bedroom 2	3.59m (11'9") x 3.55m (11'8")	Carpeted flooring
• Bedroom 3	4.51m (14'10") x 3.6m (11'10")	Carpeted flooring
• Bedroom 4	3.63m (11'11") x 3.02m (9'11")	Carpeted flooring and built-in wardrobes





### PRICE

€295,000

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

From Nenagh travel onto the N52( Nenagh bypass) & at the Dromineer Road Roundabout take the third exit onto R495. Travel for 1.3km & turn right. Property will be the first house on your left hand side identified by our For sale sign.

Eircode: E45 FT97

### BUILDING ENERGY RATING (BER)

BER: E1

BER No: 117677336

Energy Performance Indicator: 322.38 kWh/m<sup>2</sup>/yr

REA



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

