

REA

Eoin Dillon



3/4 BEDROOM BUNGALOW
G.I.A. 154.78 m² (1,666 sq. ft.)

FOR SALE BY PRIVATE TREATY

Skehana
Coolbawn
Nenagh
County Tipperary
E45 TX48

AMV €475,000



DESCRIPTION

REA Eoin Dillon are pleased to present to the market this charming three/four bed bungalow in the scenic setting of Coolbawn, County Tipperary. The tranquil lakeside location of this bungalow is sure to impress the most discerning purchaser, offering peace and serenity in this idyllic hideaway.

Upon entering the property, you are welcomed by a bright porch with tiled flooring, leading into the main hallway, which is finished with carpet flooring and provides a seamless flow throughout the home. To the right, the cosy sitting room features carpet flooring and an open fireplace, creating a warm and inviting atmosphere. The dining room, also carpeted, leads through to the kitchen and adjoining living room. The kitchen is fitted with tiled flooring and an electric oven and hob, while also providing access to the utility room. The utility room is fully tiled and plumbed for a washing machine, dryer, and dishwasher. The spacious living room features carpet flooring and opens into a glass roof sunroom, which provides direct access to the rear gardens and allows for an abundance of natural light.

The property comprises three well proportioned bedrooms, all finished with carpet flooring, with one bedroom further benefiting from a fully tiled en-suite bathroom. Completing the accommodation is the fully tiled family bathroom, fitted with a W.C., W.H.B., and bath with overhead shower.

Externally, the property is set on beautifully landscaped grounds and enjoys scenic views overlooking the stunning Lough Derg. To the rear of the garden, there is a substantial three-bay haybarn with stable extending to approximately 103.96 sq.m.

Skehana, Coolbawn provides access to Lough Derg, a majestic lake located between the counties of Clare, Tipperary and Galway where you will find activities to keep you entertained; sailing, canoeing, fishing and magnificent scenery.

Viewing by appointment only.

FEATURES

- Three/four bedroom bungalow, in immaculate condition ready for immediate occupancy
- Ideally located on the shores of Lough Derg and just 12.6km to Terryglass village.
- O.F.C.H (zoned), septic tank and shared private well
- 0.3 hectare (0.74 acre) site
- Three bay hay barn with stable extending to 103.96 sq.m.



ACCOMMODATION

Ground Floor

• Entrance porch	1.67m (5'6") x 1.47m (4'10")	Tiled floor
• Hallway	4.03m (13'3") x 1.47m (4'10")	Carpet floor
• Sitting room	4.18m (13'9") x 3.65m (12'0")	Carpet floor with an open fireplace
• Dining room	5.33m (17'6") x 3.36m (11'0")	Carpet floor
• Living Room	4.53m (14'10") x 3.54m (11'7")	Carpet floor
• Sunroom	3.58m (11'9") x 1.77m (5'10")	Tile floor and glass roof
• Kitchen	3.77m (12'4") x 1.69m (5'7")	Tile floor, electric oven and hob
• Utility	2.92m (9'7") x 2.59m (8'6")	Tile floor, plumbed for washing machine, dryer and dishwasher.
• Bedroom 1	3.02m (9'11") x 2.61m (8'7")	Carpet floor
• Family bathroom	2.59m (8'6") x 2.31m (7'7")	Lino flooring, W.C, W.H.B and bath with overhead shower
• Bedroom 2	4.35m (14'3") x 2.59m (8'6")	Carpet flooring, built in wardrobes and W.H.B
• Master bedroom	5.07m (16'8") x 3.25m (10'8")	Carpet flooring and built in wardrobes
• En-suite	3.25m (10'8") x 2.04m (6'8")	Tile flooring, W.C, W.H.B and shower
• Bedroom 4/Study	4.17m (13'8") x 3.14m (10'4")	Carpet floor and built in wardrobes





PRICE

€475,000

VIEWING

By appointment

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DIRECTIONS

From Nenagh take the main Borrisokane road (N52). Take the 2nd exit at the roundabout heading for Borrisokane. Then take a slight left onto R493, heading towards Knigh. Continue for approximately 10km. Turn left towards Coolbawn and continue for 1.9km. Turn right onto Annagh road. Continue onto Lahesseragh and then onto L1101 Skehanagh and the property will be located on your right identified by our For Sale sign. Eircode: E45 TX48

BUILDING ENERGY RATING (BER)

BER: E2

BER No: 118324391

Energy Performance Indicator: 351.07kWh/m²/yr



the mark of
property
professionals
worldwide



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