



Dublin Rd, Cahir, Co. Tipperary E21 HX68

Outstanding architect designed modernist residence on a secluded site close to Cahir town centre

Guide Price €750,000





Walk In Wardrobe
2.75m (9'0") x 2.2m (7'3")
 Wall to wall storage, recess lighting.

En-suite
5.41m (17'9") x 2.94m (9'8")
 Tiled from floor to ceiling, w/c, bidet, jacuzzi bath, stand alone shower, sauna with audio and temperature controls, recess lighting.

Bedroom 3
4.57m (15'0") x 3.98m (13'1")
 Carpet floor, large picture window overlooking Japanese garden and fitted 3 door sliding wardrobe.

En-suite
2.86m (9'5") x 1.84m (6'0")
 Tiled from floor to ceiling, w/c, whb, corner mixer shower, recess lighting.

Bedroom 4
5.29m (17'4") x 4.13m (13'7")
 Carpet floor, sliding fitted wardrobe, large picture window overlooking Japanese garden.

En-suite
2.78m (9'1") x 1.9m (6'3")
 Tiled from floor to ceiling, w/c, whb, corner mixer shower, recess lighting.

Upstairs Hall
5.02m (16'6") x 1.04m (3'5")
 Carpet floor, overlooking the entrance hall, portrait windows, integrated wall lighting.

Office/Bed 5
5.95m (19'6") x 5.83m (19'2")
 Carpeted floor, Integrated spotlighting, large window overlooking garden.

En-suite
2.61m (8'7") x 1.94m (6'4")
 W/c, whb, corner mixer shower, recess lighting. Tiled from floor to ceiling

Office L-shaped storage area
8.59m (28'2") x 6.34m (20'10")

Games Room
9.47m (31'1") x 5.73m (18'10")
 Carpet floor, integrated spotlighting, wired for surround sound.

Mezzanine
5.71m (18'9") x 2.94m (9'8")
 Overlooking kitchen/diner

Carport
7.39m (24'3") x 4.98m (16'4")
 Wood panel ceiling, lighting.

Shed attached to Carport
4.93m (16'2") x 2.56m (8'5")
 Access for ride on lawn mower.

- 5 Beds, 3 reception rooms, 5 Baths, Architect-designed

- Geothermal Heating

- Electric Entrance Gates

- Paved Driveway, extensive use of stone cladding

- Mature, feature Gardens

- Centrally located, close to Cahir centre, M8 and N24

- Beam Vacuum system throughout

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Outstanding architect-designed, modernist residence built in 2006 on a secluded site close to Cahir town centre. This property has to be seen to be truly appreciated. With extensive use of glazing maximising solar gain, a geothermal heating system and extensive insulation earning it a B1 BER.

Electric gates lead to a walled private site with extremely well developed lawns and gardens including a feature Japanese garden. Internally accommodation includes a double height Entrance hall with double sliding doors leading to a Sitting room which has a feature gas fire and french doors leading to a large south-west facing timber deck. Off the Sitting room is the Kitchen/Diner which is extremely large with integrated units at eye and floor level and a large island. Quartz countertop throughout and Quartz backsplash. It has an integrated dishwasher, fridge and induction hob. The Kitchen has a mezzanine overhead with double height ceiling with extensive glazing. The separate Living room provides a quiet peaceful area with tile floor, feature gas fire, large dual aspect picture windows. The Utility room has a tile floor and splashback with wall to wall storage and fitted units at eye and floor level, plumbed for washing machine with access to outside. The guest WC has a washhand basin, wc and integrated wall light. There are four Bedrooms at ground floor, all En-Suite, one with a Walk-in wardrobe while the others have built-in wardrobes. At first floor is the aforementioned mezzanine overlooking the kitchen, then a large

Office/Bedroom 5 with En-suite shower room. Off this is extensive storage area with easy access. Crossing the landing you encounter the Games room which measures 31' x 19'. Outside there is a large carport with a secure storage shed attached. There is extensive use of stone cladding, adding to the prestigious feel and appearance of this property. This is a truly once in a lifetime opportunity to purchase a modern extremely well designed residence close to Cahir town centre and the Dublin road/M8/N24. We recommend early inspection. Video available on request.

Entrance Hall
6.18m (20'3") x 4.93m (16'2")
 Tiled floor, open timber stairs with sliding doors to the Sittingroom.

Sitting Room
6.99m (22'11") x 6.61m (21'8")
 Tiled floor with full corner window, feature gas fire and French doors leading out to deck.

Kitchen/Diner
8.95m (29'4") x 5.7m (18'8")
 Tiled floor. Integrated units at eye and floor level, large island, Quartz countertop, Quartz backsplash, integrated dishwasher, fridge and induction hob.

Living Room
5.72m (18'9") x 5.44m (17'10")
 Tiled floor, feature gas fire, large dual aspect picture windows.

Utility Room
4.39m (14'5") x 1.65m (5'5")
 Tiled floor, tiled splash back, wall to wall storage, fitted units at eye and floor level, plumbed for washing machine with access to the exterior.

Guest w/c
2.18m (7'2") x 1.51m (4'11")
 Tiled Floor, W/c, whb, and integrated wall lighting.

Hallway
5.92m (19'5") x 1.19m (3'11")
 Tiled floor, storage area.

Bedroom 1
5.53m (18'2") x 5.14m (16'10")
 Tiled floor, floor to ceiling window, integrated corner wardrobe.

En-suite
2.42m (7'11") x 1.82m (6'0")
 Tiled from floor to ceiling, w/c, whb, bath with mixer shower.

Bedroom 2
7.09m (23'3") x 5.34m (17'6")
 Carpeted floor, floor to ceiling picture window.



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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