

REA

Eoin Dillon



10 BEDROOM SPLIT DORMER on 2.04 acres
G.I.A. 451.83m² (4,863 sq. ft.) with option to purchase additional lands

FOR SALE BY PRIVATE TREATY

Cloon,
Toomevara
Nenagh
County Tipperary
E45 N668

AMV €575,000

BER C2

DESCRIPTION

REA Eoin Dillon are proud to present this pristine ten bedroom split level dormer style property located in a fabulous countryside setting with stunning views of the rolling hills, yet only a two minute drive from Toomevara village & 12 minutes from Nenagh town centre and all amenities.

This property exudes quality and elegance and is sure to be of enormous interest to those seeking a distinctive family home in an exclusive and most convenient location.

This impressive property is presented in excellent condition throughout and offers well proportioned & spacious accommodation. The ground floor consists of the entrance hall, living room, dining room, kitchen, family room, four bedrooms, three en suites and a family bathroom. The lower ground floor consists of the hallway, utility room, laundry room, a further two bedrooms with one having an en suite. The first floor is where there is further four bedrooms three of which have en suites and an additional storage room. Totalling ten bedrooms and eight bathrooms this impressive dream property is sure to surpass all others.

Externally this property sits on a generous 2.04 acre (0.825 hectares), has a gravel curved sweeping driveway, mature trees and shrubbery, two patio seating areas, a large detached shed with vehicular access and boasts impressive gardens both front and rear. The large balcony is accessed through the kitchen and dining room and looks out on to the surrounding countryside and gardens, the perfect spot for relaxing in the evening or entertaining alike.

This bright and beautiful property comes to the market with a host of benefits and viewing is highly recommended.

FEATURES

- Fabulous tranquil setting yet only 2 minutes drive to Toomevara Village & 5 minutes to M7 at J23
- O.F.C.H., septic tank and private well
- Generous 2.04 acre site with option to buy additional lands, balcony, patio areas, landscaped gardens and detached shed
- Designed meticulously throughout offering a genuine turn-key home
- High speed broadband available in the area



ACCOMMODATION

Ground Floor

•	Entrance Hall	7.05m (23'2") x 3.03m (9'11")	Hardwood timber flooring & hardwood staircase with open strip steps
•	Living Room	6.05m (19'10") x 5.62m (18'5")	Hardwood timber flooring, cast iron fireplace, dado rail, fitted corner unit & patio door on to the balcony
•	Dining Room	6.05m (19'10") x 4.09m (13'5")	Hardwood timber flooring, patio door on to the balcony, cast iron fireplace with wood surround, dado rail & french doors leading to living room and kitchen.
•	Kitchen	8.06m (26'5") x 4.02m (13'2")	Hardwood timber flooring, hardwood cherry fitted kitchen units with granite worktops, plumbed for dishwasher, double oven and electric hob, kitchen island, patio door leading to the rear and stair to the lower ground floor.
•	Family Room	3.65m (12'0") x 3.45m (11'4")	Hardwood timber flooring
•	Bedroom 1	3.9m (12'10") x 3.02m (9'11")	Solid timber flooring, fitted wardrobes & en-suite
•	En-suite	3.02m (9'11") x 0.09m (4")	Fully tiled, W.H.B., W.C., electric shower and wall mirror
•	Bedroom 2	3.45m (11'4") x 3.05m (10'0")	Solid timber flooring, fitted wardrobes & en-suite
•	En-suite	2.9m (9'6") x 0.09m (4")	Fully tiled, power shower, W.C., W.H.B. and wall mirror.
•	Bedroom 3	3.02m (9'11") x 2.9m (9'6")	Hardwood timber flooring, fitted wardrobes and en-suite
•	En suite	3.02m (9'11") x 2.9m (9'4")	Fully tiled, power shower, W.C., W.H.B. and wall mirror.
•	Bedroom 4	3.43m (11'3") x 3.03m (9'11")	Hardwood timber flooring, fitted wardrobes
•	Bathroom	3m (9'10") x 2.03m (6'8")	Fully tiled, bath, W.C., W.H.B., mains shower and wall mirror

Lower Ground Floor

•	Hall	6.06m (19'11") x 1.96m (6'5")	Tiled flooring, external door to car port
•	Utility Room	2.82m (9'3") x 2.1m (6'11")	Tiled flooring, plumbed for washing machine, fitted for clothes dryer, fitted units with work top and sink unit
•	Laundry Room	2.45m (8'0") x 2.13m (7'0")	Tiled flooring, hotpress
•	Bedroom 5	4.78m (15'8") x 3.52m (11'7")	Carpet flooring and built-in wardrobes
•	Bedroom 6	6.06m (19'11") x 5.62m (18'5")	Carpet flooring, built-in wardrobes and en-suite
•	En-suite	2.17m (7'1") x 2.16m (7'1")	Fully tiled, W.C., W.H.B. and power shower

First Floor

•	Landing	9m (29'6") x 6.12m (20'1")	Hardwood timber flooring, roof windows, access to attic, seating area
•	Bedroom 7	4m (13'1") x 3.2m (10'6")	Hardwood timber flooring, dormer roof window
•	Bedroom 8	4.75m (15'7") x 3.18m (10'5")	Hardwood timber flooring, dormer roof window and en-suite
•	En-suite	3.18m (10'5") x 1.2m (3'11")	Fully tiled, power shower, W.C., W.H.B. and wall mirror
•	Bedroom 9	4.73m (15'6") x 2.9m (9'6")	Hardwood timber flooring, roof window and en-suite
•	En-suite	2.9m (9'6") x 1.2m (3'11")	Fully tiled, W.C., W.H.B. and power shower
•	Bedroom 10	5.87m (9'6") x 3.64m (3'11")	Hardwood timber flooring and en-suite
•	En-suite	2.03m (6'8") x 1.02m (3'4")	Fully tiled,
•	Storage room	5.06m (16'7") x 3.88m (12'9")	Carpet flooring and roof windows



PRICE

€575,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh head out the old Dublin road for 5.2km. Once you reach the roundabout take the 2nd exit, at the following roundabout take the 1st exit continue on for 5.9km until you reach Toomevara village. From Toomevara Village take the road for Dolla continue for 1km and the property will be on your right. Eircode: E45 N668

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 103077830

Energy Performance Indicator: 182.98 kWh/m²/yr

REA



the mark of
property
professionals
worldwide

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