

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 304m² (3,272 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballintotty
Nenagh
County Tipperary

E45 PV24

AMV €325,000



DESCRIPTION

Nestled in the beautiful countryside location of Ballintotty less than 5km from the Abbey Court Hotel and just 0.5km to Exit 24 on the M7 this 4 bedroom detached property with large mature gardens to the front and rear is presented in turnkey condition with high quality finishes.

It features an open plan kitchen/dining area with a separate sitting room together with 4 bedrooms and converted attic which provides three store rooms and a bathroom. Offering spacious well appointed accommodation in a prime location this property is sure to impress.

The ground floor accommodation consists of a hallway with a solid timber floor and stairs to the first floor. The living room is to your left and features a solid timber floor and ceiling and has a solid fuel stove. The kitchen/dining room is to the rear of the property and has a tiled floor, over the counter wall tiling, fully fitted kitchen with a gas Rangemaster and double doors to the rear patio area offering an abundance of natural light into this room. Off the kitchen is the utility room which has a tiled floor, fitted units, Belfast sink and is plumbed for washing machine and dryer. There is also a guest W.C. There are four double bedrooms in this property, all with a solid timber floor, two of which have an en-suite bathroom. The main bedroom is to the rear of the property and has a walk in wardrobe. The family bathroom is fully tiled with a jacuzzi bath, shower, W.C. and W.H.B.

Upstairs this property has an added advantage of three storage rooms and a bathroom. These rooms can easily be used as a games room/play room/study/home office.

Externally this property sits on a private 0.52 acre site surrounded by mature trees, well maintained front and rear gardens and a rear patio area.

This property is presented in good condition throughout and offers well-proportioned and spacious accommodation ideal for family living and entertaining alike.

Viewing strongly recommended. Video tour available on request.



FEATURES

- Fabulous tranquil setting yet only minutes from Nenagh town centre & M7 @ J24
- Private 0.52 acre (0.21 ha) site
- O.F.C.H, mains water and septic tank
- Alarm at the property
- Broadband available in the area

ACCOMMODATION

Ground Floor

- Entrance hallway
- Living room 5.2m (17'1") x 4.02m (13'2") Solid timber floor and stairs to the first floor
- Kitchen/Dining room 7.07m (23'2") x 5.15m (16'11") Solid timber floor & ceiling with solid fuel stove
- Utility room 4.03m (13'3") x 2.03m (6'8") Tiled floor, over the counter wall tiling, fitted units and Gas Rangemaster
- Guest W.C 2.11m (6'11") x 1.47m (4'10") Tiled floor, W.C and W.H.B.
- Bedroom 1 3.21m (10'6") x 3.04m (10'0") Solid timber floor
- Bedroom 2 3.94m (12'11") x 3.21m (10'6") Solid timber floor
- Bedroom 3 4.44m (14'7") x 4.04m (13'3") Solid timber floor and fitted wardrobes
- En-suite 2.76m (9'1") x 1.54m (5'1") Fully tiled, electric shower, W.C. and W.H.B.
- Bedroom 4 4.31m (14'2") x 4.06m (13'4") Solid timber floor
- Walk in Wardrobe 2.78m (9'1") x 2.01m (6'7") Solid timber floor
- En-suite 2.22m (7'3") x 2.01m (6'7") Fully tiled, shower, W.C. and W.H.B.
- Bathroom 4.3m (14'1") x 2.06m (6'9") Fully tiled, jacuzzi bath, W.C. and W.H.B.

First Floor

- Games room/Store 7.45m (24'5") x 5.53m (18'2") Solid timber floor
- Storage room 3.17m (10'5") x 2.75m (9'0") Solid timber floor
- Study/Home office 4.17m (13'8") x 3.52m (11'7") Solid timber floor
- Bathroom 3.18m (10'5") x 2.73m (8'11") Solid timber floor, bath, W.C and W.H.B.





PRICE

€325,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the R445 (old Dublin road) and continue out past the Abbey Court Hotel. Drive for 4.8km & take a right turn. The property will be the first house on your left hand side and is indicated by our for sale sign. Eircode: E45 PV24

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 114436991

Energy Performance Indicator: 111.33 kWh/m²/yr

REA



the mark of
property
professionals
worldwide

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.



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