For Sale

Asking Price: €425,000





Traverstown, Dolla, Nenagh, Co. Tipperary, E45 DH42.





Sherry FitzGerald Talbot is delighted to present this exceptional four-bedroom home, designed and finished to the highest standard. Set on a mature 0.7 ha (1.8 acre) plot. This property features nicely landscaped gardens and a fully lofted detached garage, which is suitable for conversion to a self-contained apartment (subject to planning permission).

Ideally located in a quiet cul-de-sac just 1.2 km from the Dolla Village, it offers easy access to the M.7 motorway and is only 10 km from the vibrant town of Nenagh. It is also within close proximity to Limerick City (43 km) and Shannon Airport (60 km).

Don't miss the chance to make this beautiful house your forever home. Contact us today to arrange a viewing!





Accommodation

Entrance Hall 4.1m x 2.9m (13'5" x 9'6"): with tiled floor and stairs to overhead accommodation

Living Room 5.1m x 5.1m (16'9" x 16'9"): with oak fireplace with cast insert, bay window, oak floor, bay window and oak beamed ceiling.

Sun Room $4.2m \times 3.8m (13'9" \times 12'6")$: with tiled floor, coving and sliding patio door

L-Shaped Kitchen/Dining/Living 4.2m (13'9") \times 3.7m (12'2") / 6.7m (22') \times 3.8m (12'6"): with oak fitted kitchen with Rangemaster cooker, dishwasher, work island, solid fuel stove, beamed ceiling and door leading to conservatory

Back Hall 2.4m x 2.0m (7'10" x 6'7")

Utility Room 2.6m x 2.5m (8'6" x 8'2"): with fitted units, plumbing for washing machine and tiled floor

Side Hall open to area with provision for opening to the exterior where there is raft foundation suitable for an extension (subject to planning permission)

Bedroom One 3.95m x 3.5m (13' x 11'6"): with laminated floor & walk in wardrobe

Ensuite 2.4m x 1.0m (7'10" x 3'3"): with shower, wc, handbasin (tiled area around shower)

WC 2.1m x 1.2m (6'11" x 3'11"): with handbasin

1st Floor spacious landing with hot press

Bedroom Two 4.6m x 4.4m (15'1" x 14'5"): with oak effect laminated timber floor and walk in wardrobe

Ensuite 3.36m x 2.95m (11' x 9'8"): with bath, shower, wc and handbasin

Bedroom Three 5.1m x 3.5m (16'9" x 11'6"): with built in wardrobe

Dressing Room $3.0m \times 2.0m$ (9'10" \times 6'7"): with laminated floor and plumbing for en-suite

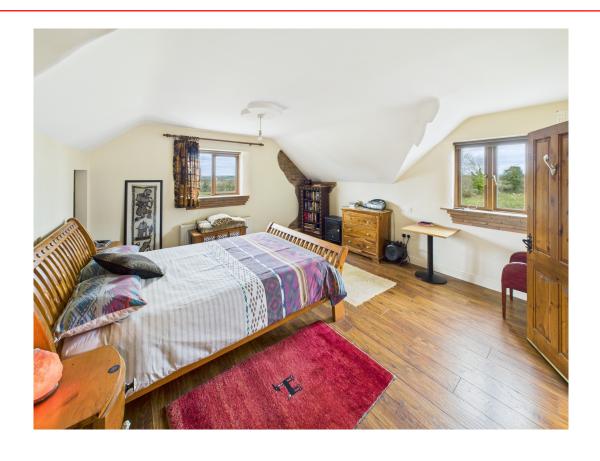
Bedroom Four 3.9m x 3.0m (12'10" x 9'10"): with laminated floor and built in wardrobe

Bathroom 2.8m x 2.6m (9'2" x 8'6"): with bath, wc, handbasin, electric shower and velux window









Outside

Garage $6.3m \times 6.0m$ (20'8" x 19'8"): with roller doors Workshop $6.0m \times 3.8m$ (19'8" x 12'6") 1st Floor Loft Area $7.7m \times 3.0m$ (25'3" x 9'10"): with velux windows

Services

Group water scheme, electricity, oil fired central heating & drainage by septic tank.

BER

BER B3, BER No. 106201494









Directions

Eircode E45DH42









NEGOTIATOR

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