

REA

Eoin Dillon



4 BEDROOM DORMER WITH EXTERNAL OFFICE & TWO SHEDS
G.I.A. 150.77m² (1,623 sq. ft.)

FOR SALE BY PRIVATE TREATY

Darbydale, Ballyanny
Nenagh
County Tipperary
E45 YE09

AMV €369,950

BER C2

DESCRIPTION

REA Eoin Dillon proudly introduces "Darbydale", a family home of immense character and charm situated in this highly regarded residential setting, less than 3km from Nenagh town centre. This delightful house is presented in pristine condition throughout and has a sense of warmth and style offering a purchaser an opportunity of acquiring a genuine turnkey family home.

On entering the property there is a welcoming reception hall with Canadian walnut flooring and stairs leading to the first floor. The spacious living room features Canadian walnut flooring, electric fireplace, recessed lighting and French doors to the rear decking area offering an abundance of light into this room. This room leads you to the kitchen/dining room which has walnut flooring, a light oak fitted kitchen with full range of eye and base level units, black glass splash back, recessed lighting, electric oven and hob and is plumbed for a washing machine. The utility room has additional fitted units, sink and access door to the rear. There is also a guest W.C and family wetroom on this floor. The wetroom is fully tiled with shower, W.C. and W.H.B fitted in a vanity unit. The ground floor bedroom has a Canadian walnut floor and good hanging space.

Upstairs there are a further three bedrooms and a shower room. The main bedroom is carpeted, has built-in wardrobes, vanity unit and has an ensuite bathroom. The other two bedrooms have wood flooring, one of these bedrooms features built-in wardrobes. The other bedroom is currently being used as an office. The shower room has laminate wood flooring, walls partially tiled, shower, W.C. and W.H.B.

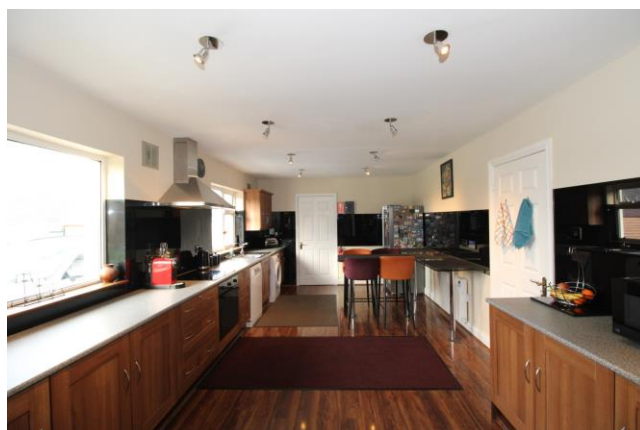
Externally this property sits on a private 0.54 acre site with a tarmac driveway, expansive front and rear gardens, mature hedging, electric gates, decking area to the rear which is enclosed in glass and has solar lights integrated. This property has the added advantage of solar panels providing continuous hot water from March to October. This property also has the benefit of an outside timber office measuring 3.46m x 2.60m which has heating, light, wireless broadband and an alarm. There are two further sheds measuring 3.48m x 3.08m and 2.60m x 1.17m.

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

Video tour available on request.

FEATURES

- Large private site just minutes from Nenagh town centre and all amenities
- OFCH, septic tank and private well
- Secure phone watch alarm
- Tarmac driveway with electric gates
- High speed fibre broadband connected 500 Mb download with USB sockets in all rooms
- Solar panels with e-capsulated unit in double glazed unit



ACCOMMODATION

Ground Floor

- Entrance porch 4.04m (13'3") x 0.09m (4") uPVC windows
- Entrance hall 5.9m (19'4") x 3.95m (13'0") Canadian walnut flooring and mahogany stairs to the first floor
- Living room 7.6m (24'11") x 3.63m (11'11") Canadian walnut flooring, electric fireplace, recessed lighting and French doors to the rear decking area
- Kitchen/Dining room 6.49m (21'4") x 3.54m (11'7") Canadian walnut flooring, recessed lighting, light oak fitted kitchen with chrome light fittings and plugs, large glass breakfast area, electric oven and hob and plumbed for a washing machine
- Utility room 3m (9'10") x 2.2m (7'3") Canadian walnut flooring, fitted units, sink and access door to the rear
- Guest W.C. 2.03m (6'8") x 0.74m (2'5") Canadian walnut flooring, W.C. and W.H.B.
- Bedroom 1 3.63m (11'11") x 2.44m (8'0") Canadian walnut flooring
- Wetroom 3m (9'10") x 2.55m (8'4") Fully tiled, shower, W.C. and W.H.B. fitted in a vanity unit

First Floor

- Bedroom 2- Main bedroom 4.12m (13'6") x 3.62m (11'11") Carpeted flooring with built-in wardrobes
- En-suite bathroom 1.76m (5'9") x 1.55m (5'1") Tiled floor and shower area, shower, W.C. and W.H.B.
- Shower room 1.8m (5'11") x 1.75m (5'9") Laminate wood flooring, walls partially tiled, shower, W.C and W.H.B
- Bedroom 3/Office 2.86m (9'5") x 2.5m (8'2") Wood flooring
- Bedroom 4 4.15m (13'7") x 3m (9'10") Wood flooring and built-in wardrobes





PRICE

€369,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Sinead Daly-Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh town centre take the N52 towards
Borrisokane. Take the R493 signposted
Ballinderry/Puckane (opposite ABP) & in 850m the
property will be on your left hand side.
Eircode: E45 YE09

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 114524465

Energy Performance Indicator: 178.95kWh/m²/yr



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