

For Sale



Mill Street, Borrisokane, Co.
Tipperary, E45 YK64.



sherryfitz.ie



A newly built town residence, meticulously crafted to meet the highest standards of luxury and comfort. This residence offers unparalleled sophistication and elegance.

The highlight of this property is its south-facing rear garden, providing a tranquil oasis overlooking the picturesque Ballyfinboy river. Whether you're enjoying morning coffee or hosting alfresco gatherings, this outdoor space promises serenity and relaxation.

Ideally situated in a friendly town location, this residence offers the perfect balance of convenience and charm. With all amenities just a stone's throw away, from shops and pubs to schools and recreational facilities, everything you need is within easy reach.

Additionally, the proximity to Lough Derg, a mere 10-minute drive away, offers endless opportunities for outdoor adventures and leisure activities.

Don't miss the chance to make this exceptional property your own and experience the ultimate blend of luxury, convenience, and natural beauty.



Accommodation

House Size 187 Sq.M. / 2022 Sq.Ft.

Entrance Hall 5.5m x 1.8m (18'1" x 5'11"): with ornate tiled floor, stairs and under stairs storage area.

Living Room 5.9m x 4.4m (19'4" x 14'5"): with laminated flooring

Dining room/ Kitchen 5.6m x 3.9m (18'4" x 12'10"): with gloss fitted kitchen, integrated electric hob, oven, extractor, dishwasher, larder press and tiled floor.

Utility Room 2m x 1.4m (6'7" x 4'7"): with plumbing for washing machine and tiled floor.

Toilet 1.4m x 1.4m (4'7" x 4'7"): with w.c. and hand basin.

1st Floor

Bedroom 1 4.2m x 2.5m (13'9" x 8'2"): with laminated flooring.

Bedroom 2 3.4m x 3m (11'2" x 9'10"): with laminated flooring.

Bedroom 3 5.6m x 4.3m (18'4" x 14'1"): with laminated flooring.

En-Suite 2.4m x 1m (7'10" x 3'3"): with shower, w.c. and hand basin.

Bathroom 1.9m x 1.88m (6'3" x 6'2"): with shower, wc & hand basin

2nd Floor

Attic room 1 5.4m x 4.1m (17'9" x 13'5"): with laminated flooring.

Attic room 2 4.6m x 4.1m (15'1" x 13'5"): with laminated flooring.





Garden

South facing rear garden with vehicular access.

Services

Mains water, sewerage, electricity and oil fired central heating.

BER

B1, BER No. 114599103

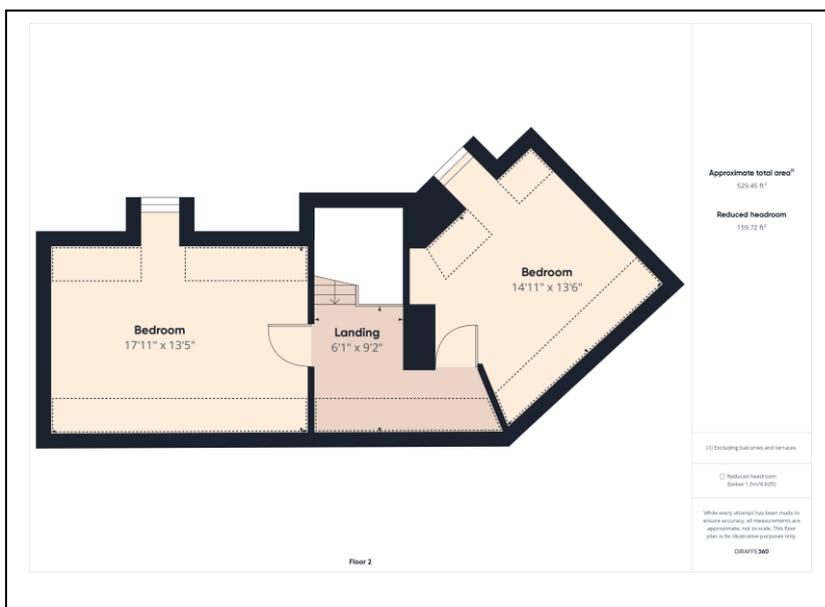
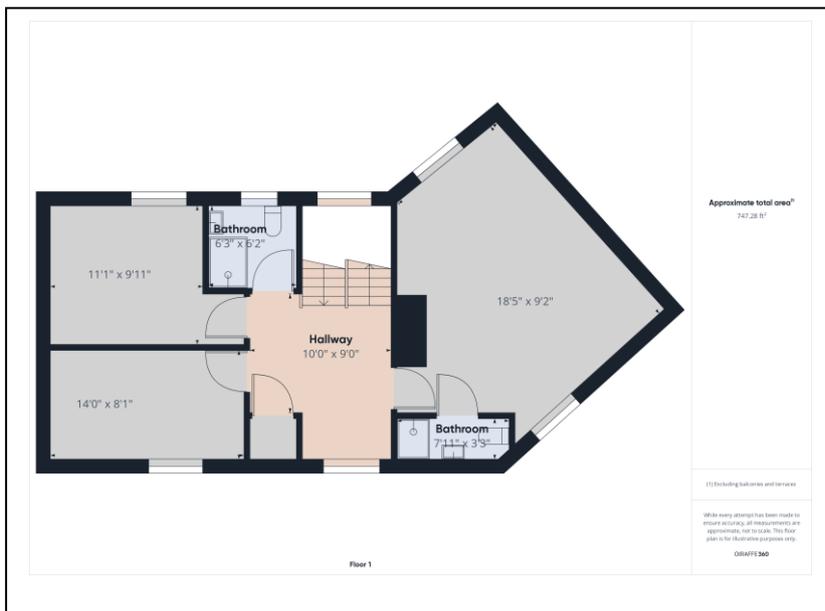




Directions

Eircode E45YK64







NEGOTIATOR

William Talbot
Sherry FitzGerald Talbot
52 Kenyon Street, Nenagh, Co
Tipperary
T: 067 31496
E: info@sftalbot.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001010