

REA

Eoin Dillon



5 BEDROOM DETACHED PROPERTY WITH OUTBUILDINGS
G.I.A. 229.77m² (2,473 sq. ft.)

FOR SALE BY PRIVATE TREATY

Carrig
Birr
County Offaly
R42 C589

AMV €249,950

BER C1

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this five bedroom extended cottage with the benefit of four large sheds and a garden pergola area located just 7km from Birr, 13km from Borrisokane & 19km from Roscrea.

You enter the property into a hallway with laminate wood flooring and stairs to the first floor. To your left is the large bright living room which has a laminate wood floor, solid fuel stove and three large windows filling this room with natural light. The kitchen/dining room is to the front of the property and features lino floor covering, fitted units, solid fuel range, gas hob, electric oven and is plumbed for a dishwasher. The utility room has lino flooring, additional fitted units and is plumbed for a washing machine. The bathroom on the ground floor has lino flooring, tiled walls, shower, bath, W.C. and W.H.B. This property has the added advantage of a downstairs bedroom with a laminate wood floor.

Upstairs there is a further four bedrooms all with laminate wood flooring. The upstairs bathroom has lino flooring, tiled walls, bath, W.C. and W.H.B.

Externally this property sits on a 0.59 acre (0.24 hectare) site with a gravel driveway, low maintenance gardens, four large sheds and a pergola offering a haven of peace, tranquility and privacy.

Viewing highly recommended. Video tour available on request.

FEATURES

- Five bedroom extended bungalow ready for immediate occupancy close to Birr, Borrisokane & Roscrea
- O.F.C.H., mains water and septic tank
- Generous 0.59 acre site with low maintenance gardens and private garden pergola area
- Four large sheds measuring 23.89m x 2.49m, 14.2m x 6.32m, 8.9m x 8.63m & 5.65m x 5.42m
- Broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 6.28m (20'7") x 1.93m (6'4") Laminate wood flooring and stairs to the first floor
- Living room 9.18m (30'1") x 4.33m (14'2") Laminate wood flooring and solid fuel stove
- Kitchen/Dining room 6.79m (22'3") x 4.66m (15'3") Lino flooring, fitted units, solid fuel range, gas hob, electric oven and plumbed for dishwasher
- Utility room 3.63m (11'11") x 2.64m (8'8") Lino flooring, fitted units & plumbed for washing machine
- Bathroom 2.57m (8'5") x 2.38m (7'10") Lino flooring, tiled walls, bath, shower, W.C. & W.H.B.
- Bedroom 1 4.79m (15'9") x 3.54m (11'7") Laminate wood flooring

First Floor

- Bedroom 2 7.5m (24'7") x 4.29m (14'1") Laminate wood flooring
- Bedroom 3 3.27m (10'9") x 2.67m (8'9") Laminate wood flooring
- Bedroom 4 6.39m (21'0") x 3.87m (12'8") Laminate wood flooring
- Bedroom 5 3.69m (12'1") x 2.82m (9'3") Laminate wood flooring
- Bathroom 2.3m (7'7") x 2.2m (7'3") Lino flooring, tiled walls, bath, W.C. & W.H.B.





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Borriskane turn right onto the N52 (signposted Birr).
Drive for 13km & property will be on your left hand side
identified by our For Sale sign. Eircode: R42 C589

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 115508533

Energy Performance Indicator: 173.64 kWh/m²/yr



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.

