

REA

Eoin Dillon



3 BEDROOM BUNGALOW
G.I.A. 127.42m² (1,372 sq. ft.)

FOR SALE BY PRIVATE TREATY

15 Rathcarn,
Moneygall
County Offaly
E53 PT88

AMV €229,950

BER C1

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this three bedroom detached bungalow which is ready for immediate occupancy.

The Rathcarn development is conveniently located within 2 minutes drive of the M7 Dublin to Limerick motorway.

You enter the property into a bright entrance hallway with tiled flooring. To your right is the living room which features a laminate wood floor and an open fireplace. The kitchen/dining room is to the rear of the property and has a tiled floor, fitted kitchen units, electric oven and hob, integrated dishwasher and sliding doors to the rear patio area flooding this room with natural light. Off the kitchen is the utility room which has a tiled floor, fitted units, plumbed for washing machine and dryer and access door to the rear garden. There are three bedrooms in this property all with laminate wood flooring and two with built-in wardrobes. The main bedroom has an en-suite bathroom which has a tiled floor, partially tiled walls, shower, W.C. and W.H.B.

Externally this property has the benefit of a detached timber shed measuring 4m x 3m, a tarmac driveway, rear lawn and patio area.

This bright and spacious accommodation is beautifully presented and offers prospective purchasers an opportunity of acquiring a turnkey home. This property would make an ideal first time buyer, investment or retirement property.

Video recommended. Video tour available on request.

FEATURES

- Situated within easy access of Dublin to Limerick M7 motorway
- Property in turn key condition ready for immediate occupancy
- O.F.C.H, mains water and sewerage
- Double glazed windows
- Detached timber shed measuring 4m x 3m



ACCOMMODATION

Ground Floor

- Entrance Hall 6.84m (22'5") x 5.21m (17'1") Tiled flooring
- Living Room 5.14m (16'10") x 4.45m (14'7") Laminate timber flooring with open fireplace.
- Kitchen/Dining room 6.07m (19'11") x 4.31m (14'2") Tiled flooring, full range of fitted units, electric oven and hob, integrated dishwasher and sliding doors to rear patio area
- Utility Room 2.88m (9'5") x 1.67m (5'6") Tiled flooring, fitted units, plumbed for washing machine and dishwasher and access door to the rear garden
- Bedroom 1 3.9m (12'10") x 2.96m (9'9") Laminate timber flooring & fitted wardrobes
- Bedroom 2 4.14m (13'7") x 3.34m (10'11") Laminate timber flooring
- En-suite bathroom 2.19m (7'2") x 1.61m (5'3") Tiled flooring, partially tiled walls, corner electric shower, W.C. & W.H.B
- Bedroom 3 3.79m (12'5") x 3.44m (11'3") Laminate timber flooring & fitted wardrobes
- Main bathroom 3.78m (12'5") x 2.19m (7'2") Tiled flooring, partially tiled walls, bath, electric shower W.H.B. & W.C.





PRICE

€229,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

As you enter Moneygall from Nenagh on the R445 take the first left (signposted Borrisokane/Cloughjordan) onto R490. In 240m turn right into Rathcarn development. Take the first right turn in the estate and in 160m the property will be in front of you identified by our For Sale sign. Eircode: E53 PT88

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 116350562

Energy Performance Indicator: 152.1 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.

