

REA

EOIN DILLON



4 BEDROOM SEMI DETACHED
(With former shop unit)
G.I.A. 695.69m² (7,488 sq.ft.)

FOR SALE BY PRIVATE TREATY

Main Street
Cloughjordan
County Tipperary
E53 TF74

BER D1

AMV €224,950

DESCRIPTION

This former shop in the centre of Cloughjordan town comes with extensive well presented living accommodation and an abundance of stables and out buildings to the rear. The property once traded as Cleary's Hotel and more recently as a family run butcher shop with hardware store. The shop comes with an extensive range of quality fixtures and fittings, with a preparation area in the back, store rooms, walk in cold rooms, freezers and chillers.

The living accommodation covers three floors and comprises of entrance hallway on the ground floor with two reception rooms, the front reception room has an open fire with solid wood flooring and front aspect window, the second room has a 25Kw solid fuel stove which heats the radiators and laminate wood flooring. The kitchen is to the rear of the property with access to the rear courtyard area.

Upstairs, on the first floor there are four good size bedrooms and a family bathroom. On the second floor there are two store rooms.

FEATURES

- Located in the centre of Cloughjordan village.
- Shop with store room, preparation area, cold room and chiller.
- Access to rear with off street parking.
- Dual oil & solid fuel heating, mains water and sewerage.
- Extensive outbuildings suitable for a variety of uses subject to planning.



ACCOMMODATION

Ground floor

- **Hallway** 7.32m x 1.48m
- **Living room** 7.21m x 3.20m Timber flooring and open fire.
- **Sitting room** 3.83m x 3.63m Timber flooring and solid fuel stove.
- **Kitchen** 4.18m x 3.11m Fitted kitchen, lino floor and rear access.

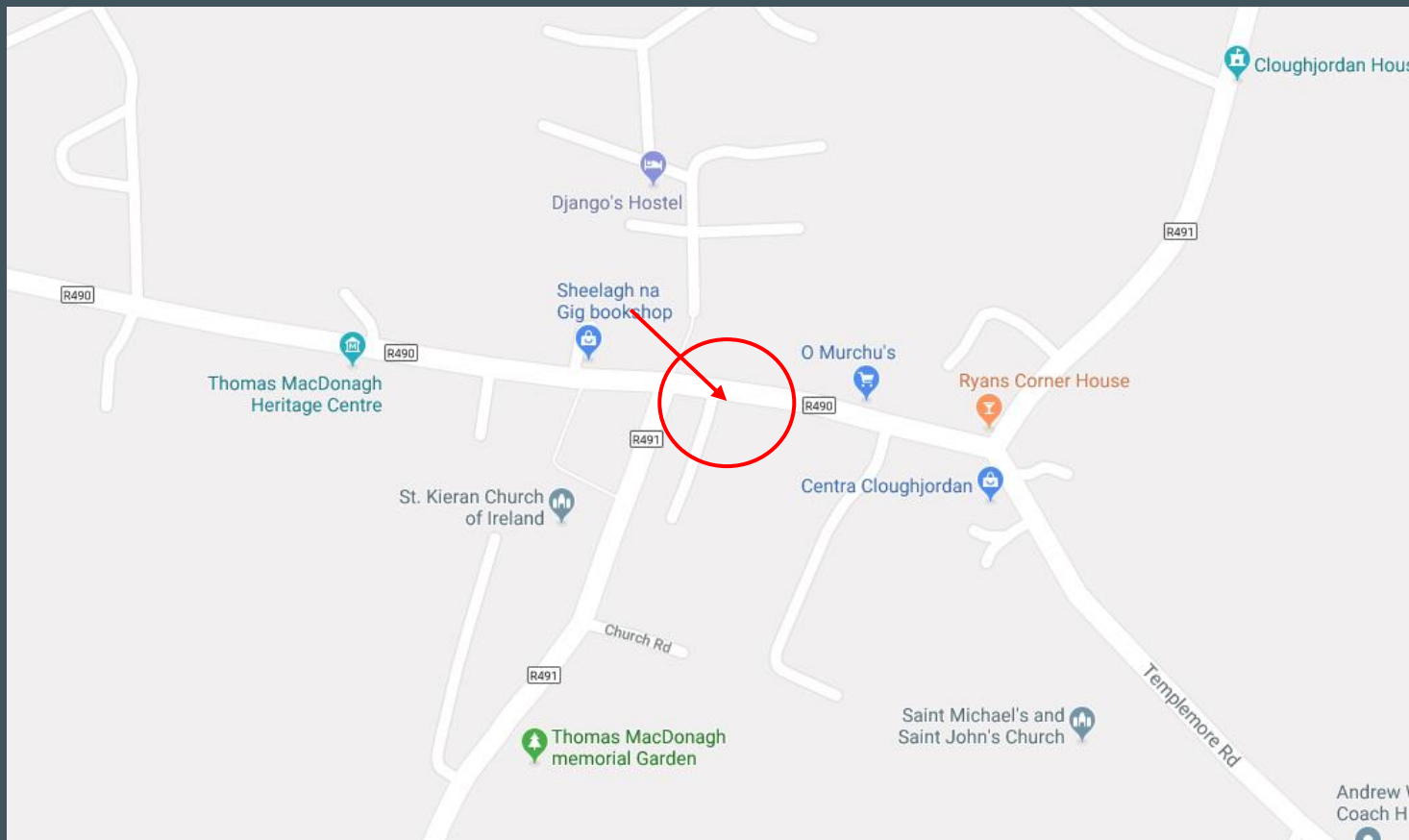
First floor

- **Bedroom 1** 3.30m x 3.05m Carpet flooring & cast iron fireplace.
- **Bedroom 2** 7.30m x 3.82m Carpet flooring & cast iron fireplace.
- **Bedroom 3** 3.88m x 3.22m Solid timber flooring & cast iron fireplace.
- **Bedroom 4 (main)** 4.85m x 3.74m Carpet floor. Walk in wardrobe and en-suite.
- **Bathroom** 3.59m x 2.57m Lino flooring with W.C., W.H.B. bath & hot press.
- **Office** 3.84m x 1.41m Carpet floor.
- **Laundry room** 3.09m x 1.70m Carpet floor.

Second floor

- **Store room 1** 7.28m x 3.32m Attic stores/games room.
- **Store room 2** 7.38m x 3.85m Attic stores.





PRICE

€224,950

VIEWING

By appointment

Contact Negotiator:

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DIRECTIONS

From Nenagh, proceed out the old Dublin road and turn left on to the Cloughjordan Road. As you enter the village of Cloughjordan, take the right turn and the property is the second property on the right hand side.

For more photos of this property please go to our website www.readillon.ie.

You can also view this property at www.myhome.ie & www.daft.ie.

BUILDING ENERGY RATING (BER) Residence Only

BER: D1

BER No: 111075677

Energy Performance Indicator: 253.43 Kwh/m²/yr



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property
professionals
worldwide



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