

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 164.8m² (1,774 sq. ft.)

FOR SALE BY PRIVATE TREATY

Fadden
Carrig
Birr
County Offaly
R42 V653

AMV €299,950

BER C2

DESCRIPTION

This is an exceptional detached residence on a 0.62 acre site, comprised of circa 164.8 sq.m. (1,774 sq.ft.) located only 8 km from Birr and 23 km from Portumna. The property has been tastefully decorated with a high standard of finish and offers bright, well appointed family accommodation.

The accommodation in this property is extremely bright with excellent use of space throughout. A wide entrance hall greets you with a timber floor. The spacious living room has a solid timber floor and features an old cast iron fireplace with solid fuel stove. There is an open plan sitting room / dining room to the rear with a solid fuel stove and benefits from French doors which open onto the rear garden flooding this room with light. The kitchen has a tiled floor and modern walnut kitchen units with an integrated hob / oven and dishwasher. The utility room off the kitchen is plumbed for a washing machine and has an access door to the rear.

There are 4 double bedrooms in this property, the master bedroom benefits from a fully tiled en-suite. The main bathroom is fully tiled and features a bath, separate power shower, W.C. & W.H.B.

Externally this property has a gravel driveway & low maintenance gardens to the front and rear with the added advantage of a poly tunnel. The jewel in the crown of this special property is the hob tub to the rear, a haven of peace, tranquility and privacy; an ideal retreat after a busy day.

Viewing of this impressive property is highly recommended to fully appreciate its many fine features and its wonderful setting.



FEATURES

- Located in a countryside setting, just 8 km to Birr and 2km to Carrig.
- National school, shop and church in Carrig Village, with flood lit GAA pitch.
- O.F.C.H., private well and septic tank.
- Generous 0.62 acre (0.25 ha) site.
- Solid fuel stove heats all the radiators and water.
- Ideal family home, viewing recommended.

ACCOMMODATION

Ground Floor

- Entrance hallway 4.18m (13'9") x 1.96m (6'5") Solid timber floor.
- Living room 4.47m (14'8") x 4.18m (13'9") Timber floor and solid fuel stove.
- Living room / dining room 6.24m (20'6") x 4.47m (14'8") Timber floor with solid fuel stove in the dining area and French doors to the rear garden.
- Kitchen 3.77m (12'4") x 3.72m (12'2") Tiled floor and fully fitted walnut kitchen with integrated hob / oven and dishwasher.
- Utility 2.77m (9'1") x 2.53m (8'4") Tiled floor with back door, fitted units and plumbed for a washing machine and dryer.

- Bedroom 1 3.42m (11'3") x 2.87m (9'5") Laminate timber floor.
- Bedroom 2 3.5m (11'6") x 2.86m (9'5") Laminate timber floor.
- Bedroom 3 3.97m (13'0") x 2.87m (9'5") Laminate timber floor.
- Bedroom 4 4.15m (13'7") x 3.73m (12'3") Laminate timber floor.
- En-suite 2.79m (9'2") x 1.16m (3'10") Fully tiled with W.C., W.H.B. and electric shower.
- Bathroom 3.70m (12'2") x 2.28m (7'6") Fully tiled with W.C., W.H.B., bath and separate shower.





PRICE

€299,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Birr take the N52, signpost for Nenagh. Continue past the church and the petrol station. At the roundabout take the right turn staying on the N52 and continue on this road for 5.8 km. Just after Carrig Village take the right turn on the L5041 and property is on the right hand side after 1.3 km.
Eircode: R42 V653

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 101605152

Energy Performance Indicator: 178.04 kWh/m²/yr



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REA

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