

REA

Eoin Dillon



6 BEDROOM DETACHED PROPERTY WITH LARGE SHED/WORKSHOP
G.I.A. 245.76m² (2,645 sq. ft.)

FOR SALE BY PRIVATE TREATY

Grenanstown, Toomevara
Nenagh
County Tipperary
E45 EW84

AMV €595,000

BER B2

DESCRIPTION

REA Eoin Dillon are proud to introduce you to this truly wonderful family home in a prime location which will appeal to many, just 2km from Toomevara village and 11km to Nenagh town centre and all amenities. This property exudes quality and elegance throughout and is sure to be of enormous interest to those seeking a distinctive family home.

On entering the property there is a welcoming reception hall with tiled flooring and stairs to the first floor. To your right is the bright and spacious living room which features a laminate wood floor, solid fuel stove with back boiler, built-in display unit and large windows allowing an abundance of natural light into this room. This room connects you to the kitchen which has a tiled floor, extensive range of painted wall and base units, electric oven and hob and breakfast bar. Off the kitchen is the bright conservatory which has a tiled floor, timber ceiling and double doors to the rear of the property; perfect for relaxing after a busy day. The utility room has a tiled floor, additional storage units and is plumbed for a washing machine. This property has the benefit of downstairs bedrooms; one which could also be used as an sitting room as it features a solid fuel stove.

Upstairs there are a further four bedrooms all with carpeted flooring and built-in wardrobes. The main bedroom has an en-suite bathroom. The family bathroom is fully tiled with bath, W.C. and W.H.B.

Externally there is a tarmac driveway with fabulously maintained gardens and shrubbery providing a haven of peace, tranquility and privacy. This property sits on 0.96 acres and has the benefit of a large shed measuring 165.65 sq.m.

With generously proportioned, versatile living accommodation this cleverly designed house is finished to an exceptionally high standard and is further complimented with a B2 Energy rating.

Viewing highly recommended. Video tour available on request.

FEATURES

- Fabulous tranquil setting & only 2km from Toomevara village & 5 minute drive to M7 motorway
- Family home in turnkey condition ready for immediate occupancy
- O.F.C.H & septic tank
- Large shed/Workshop measuring 18.84m x 8.76m
- Large 0.96 acre site with well maintained garden



ACCOMMODATION

Ground Floor

•	Entrance hallway	7.48m (24'6") x 1.03m (3'5")	Tiled flooring
•	Living room	5.21m (17'1") x 4.63m (15'2")	Laminate timber flooring, solid fuel stove with back boiler, built-in units and timber ceiling
•	Kitchen	6.66m (21'10") x 4.48m (14'8")	Tiled flooring, full range of wall and base units, electric oven and hob and breakfast bar
•	Conservatory	5.43m (17'10") x 4.03m (13'3")	Tiled flooring, timber ceiling and access door to the rear yard
•	Utility room	3.27m (10'9") x 2.55m (8'4")	Tiled flooring, additional storage units, plumbed for washing machine and access door to the rear yard
•	Guest W.C.	1.37m (4'6") x 1.01m (3'4")	Tiled flooring, W.C. & W.H.B.
•	Bedroom 1/ Sitting room	6.28m (20'7") x 3.93m (12'11")	Carpeted flooring and solid fuel stove
•	Bedroom 2	4.43m (14'6") x 2.35m (7'9")	Laminate wood flooring

First Floor

•	Bedroom 3	5.03m (16'6") x 3.66m (12'0")	Carpeted flooring & built-in wardrobes
•	Bedroom 4	3.4m (11'2") x 3.37m (11'1")	Carpeted flooring & built-in wardrobes
•	Bathroom	3.08m (10'1") x 3.18m (10'5")	Fully tiled, timber ceiling, bath, W.C. & W.H.B.
•	Bedroom 5	4.59m (15'1") x 3.05m (10'0")	Carpeted flooring & built-in wardrobes
•	Bedroom 6- Main Bedroom	4.71m (15'5") x 4.64m (15'3")	Carpeted flooring & built-in wardrobes
•	En-suite bathroom	2.16m (7'1") x 1.75m (5'9")	Fully tiled, shower, storage unit, W.C. & W.H.B.



PRICE

€595,000

VIEWING

By appointment

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DIRECTIONS

From Nenagh head out the old Dublin road for 5.2km. Once you reach the roundabout take the 2nd exit. At the following roundabout take the 1st exit & continue on for 5.9km until you reach Toomevara village. From Toomevara Village take the road for Dolla. Continue for 1.7km and the property will be on your right hand side. Eircode: E45 EW84

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 117359661

Energy Performance Indicator: 118.54 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.

