

For Sale

Asking Price: €349,500

Sherry
FitzGerald
Talbot



Ballyanny, Nenagh, Co.
Tipperary, E45KC62.

BER C3

sherryfitz.ie



Beautifully presented meticulously maintained bungalow residence together with a detached garage set in private gardens (south facing to the rear). This Property is pleasantly situated in an friendly, provincial location within 3.5 kms of the town centre and 5.5 km of Puckane. It is seldom the opportunity arises to procure a property in this much sought after location of town and inspection is confidently recommended.



Accommodation

Entrance Hall 3.8m x 1.85m (12'6" x 6'1"): with teak flooring and cloak press

Sitting Room 7.5m x 4.0m (24'7" x 13'1"): with walnut flooring, marble fireplace with oil stove and bay window

Living Room 4.6m x 3.65m (15'1" x 12'): with cast inset teak fireplace, maple floors and doors leading to conservatory

Conservatory 3.0m x 2.9m (9'10" x 9'6"): with tiled floor and sliding doors

Kitchen/Dining Room 4.4m x 4.3m (14'5" x 14'1"): with oak fitted units, work island, gas hob, electric oven, Stanley oil fired range and tiled floor

Back Hall 1.2m x 1.1m (3'11" x 3'7"): with tiled floor

WC 2.0m x 1.2m (6'7" x 3'11"): with wc, handbasin and tiled floor

Utility Room 3.0m x 1.6m (9'10" x 5'3"): plumbed for washing machine

Bedroom One 3.0m x 2.7m (9'10" x 8'10"): with built in wardrobe

Bedroom Two 2.8m x 3.4m (9'2" x 11'2"): with built in wardrobe and vanity suite

Ensuite 3.0m x 1.7m (9'10" x 5'7"): with pumped shower, wc and handbasin

Bedroom Three 3.7m x 3.65m (12'2" x 12'): with walk in wardrobe

Walk in Wardrobe 3.0m x 2.48m (9'10" x 8'2")

Ensuite 2.1m x 1.85m (6'11" x 6'1"): with electric shower, wc and handbasin

Bedroom Four 4.0m x 2.5m (13'1" x 8'2"): with pine flooring and built in wardrobe

Tiled Bathroom 3.0m x 2.25m (9'10" x 7'5"): with bath (electric shower), bidet, wc and handbasin

Bedroom Five/Office 3.048m x 3.657m (10' x 12')





Garden

Mature gardens front and rear with lawns, trees, hedging and shrubs.

South facing rear garden.

Paved seating area to the rear for outdoor entertaining.

Services

Water from private well, electricity, ofch and drainage by septic tank.

BER C3, BER No. 117588459





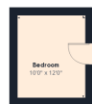
Directions

Eircode E45KC62





Floor 0



Floor 1

Approximate total area⁽¹⁾
1867.75 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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