

REA

Eoin Dillon



4 BEDROOM BUNGALOW
G.I.A. 129.96m²(1,400 sq. ft.)

FOR SALE BY PRIVATE TREATY

“Willow”

Parkmore, Roscrea,
County Tipperary
E53 D884

AMV €369,950

BER D1

DESCRIPTION

REA Eoin Dillon are proud to introduce to you this truly wonderful family home in a prime location which will appeal to many. This property is located just a 2 minute drive to Roscrea town and all amenities & only 3.5km to M7 Limerick/Dublin motorway.

Attention to detail surpasses all expectations in this home which is drenched in natural light and is well proportioned throughout. On entering the property you are welcomed into the front porch with tiled flooring. Through the front door is the hallway which has a combination of tiled & laminate wood flooring. The open plan kitchen/ dining and living area boasts vaulted ceilings with exposed beams and large windows. The kitchen area is equipped with tiled flooring, full range of wall and base units, electric oven and hob, tiled splash back, breakfast bar and is plumbed for a washing machine and dishwasher. The dining and living area feature laminate wood flooring and a solid fuel stove with back boiler. Double doors from the kitchen connect you to the sunroom which has laminate wood flooring, solid fuel stove, exposed beams and double doors to the rear patio area flooding this room with light.

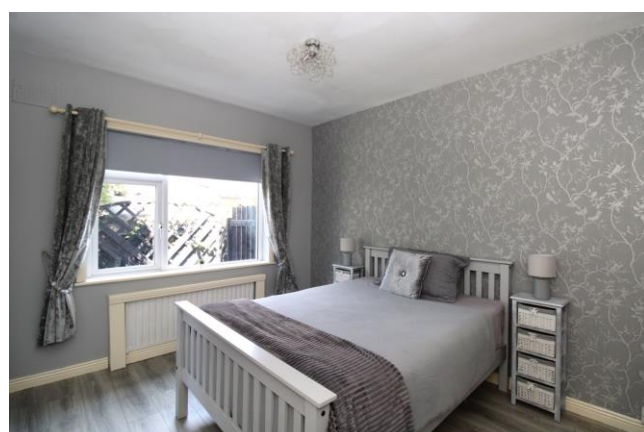
There are four bedrooms in this property all with laminate wood flooring; three of which have built-in wardrobes. The main bedroom has an en-suite bathroom. The family bathroom is fully tiled with shower, W.C. and W.H.B. with vanity unit.

The jewel in the crown of this special property is the well maintained gardens providing an abundance of colour and scent, a haven of peace, tranquility and privacy offering an ideal entertainment space for family gatherings or just a retreat after a busy day. This property has the added advantage of a patio area with overhead pergola, tarmac driveway, garage measuring 7.26m x 2.75m and a detached shed measuring 14.28m x 6.44m.

Planning permission for retention of sheds is being applied for. The size of the larger shed may need to be reduced to comply with planning regulations.

With generously proportioned versatile living accommodation this cleverly designed house is finished to an exceptionally high standard and viewing is highly recommended.

Video tour is available on request.



ACCOMMODATION

Ground Floor

- Entrance porch 3.17m (10'5") x 0.73m (2'5") Tiled flooring
- Entrance hallway 6.09m (20'0") x 1.21m (4'0") Combination of tiled & laminate wood flooring
- Living room 4.15m (13'7") x 3.19m (10'6") Laminate wood flooring and solid fuel stove with back boiler
- Kitchen/Dining room 8.92m (29'3") x 2.96m (9'9") Combination of tiled & laminate wood flooring, full range of fitted units, breakfast bar, tiled splashback, electric oven and hob, plumbed for dishwasher & washing machine
- Sun room 4.39m (14'5") x 3.29m (10'10") Laminate wood flooring, solid fuel stove and double doors to the rear patio area
- Main bathroom 2.49m (8'2") x 2.28m (7'6") Fully tiled, shower, W.C and W.H.B with vanity unit
- Bedroom 1 2.52m (8'3") x 2.41m (7'11") Laminate wood flooring and built-in wardrobe
- Bedroom 2 3.53m (11'7") x 2.99m (9'10") Laminate wood flooring
- Bedroom 3 3.53m (11'7") x 3.23m (10'7") Laminate wood flooring and built-in wardrobe
- En-suite bathroom 2.07m (6'9") x 0.73m (2'5") Fully tiled, shower, W.C. and W.H.B.
- Bedroom 4 3.28m (10'9") x 3.27m (10'9") Laminate wood flooring and built-in wardrobe



PRICE

€369,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Roscrea Castle take a right hand turn on to The Mall. At Rosemary Square take a left onto Convent Road. Once you reach the roundabout take the 3rd exit. In 130m the property will be on the right, recognised by our For Sale sign. Eircode: E53 D88

BUILDING ENERGY RATING (BER)

BER: D1

BER No: 117520130

Energy Performance Indicator: 238 kWh/m²/yr

REA



the mark of
property
professionals
worldwide

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.

