



Ballyhoulihan, Emly, Co. Tipperary



Guide Price

€350,000



GVM are delighted to announce to the market this charming 4-bedroom detached property standing on a circa 2.66 acre site that offers the perfect blend of comfort, style, and countryside charm. Ideal for families or those seeking a peaceful retreat, this home boasts a spacious layout with plenty of room for both relaxation and work.



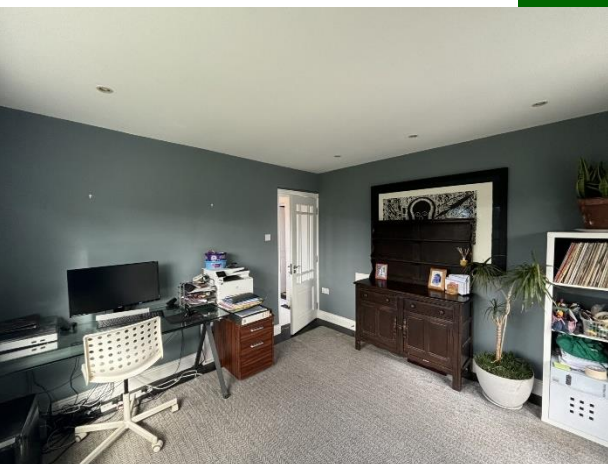
Accommodation comprises of four well-proportioned bedrooms ideal for families or guests, each with ample natural light and storage space, a modern bathroom. There is a generous reception room, perfect for relaxing or entertaining. The house also enjoys a modern and contemporary kitchen, a bright and spacious utility/downstairs w.c and an office, a quiet space perfect for remote working. Enjoy a beautifully landscaped large garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. The property benefits from two outbuildings – offering versatile space for storage or a workshop. The garden features a covered outdoor seating area, a cozy and well-designed space for outdoor relaxation, perfect for enjoying the fresh air in comfort, no matter what the weather. The garden also includes a well-maintained vegetable patch, ideal for those with a green thumb or a passion for fresh produce. This tranquil space is ideal for children to play and for hosting summer barbecues.



Situated on the outskirts of Hospital this home is close to local amenities including St John De Baptiste Secondary School, Hospital National School Scoil Iosagain, Hospital GAA Club, Supermarkets, welcoming gastro pubs, public transport and scenic walking trails, making this an ideal choice for families or right sizers.



This charming property offers a warm and welcoming atmosphere, perfect for creating lasting memories. Don't miss the opportunity to make this house your forever and dream home! Contact us today to arrange a viewing!



Rooms:

Entrance hallway Tiled floor

Kitchen Fully fitted kitchen. Built in oven & hob.

5.3m (17'5") x 3.8m (12'6")

Utility room W.C & whb. Tiled floor.

2.05m (6'9") x 1.05m (3'5")

Office Timber flooring. Recessed lighting. Patio doors.

3.4m (11'2") x 3.4m (11'2")



Sitting room Timber flooring. Solid fuel stove. Coving surround. 3.6m (11'10") x 5.2m (17'1")

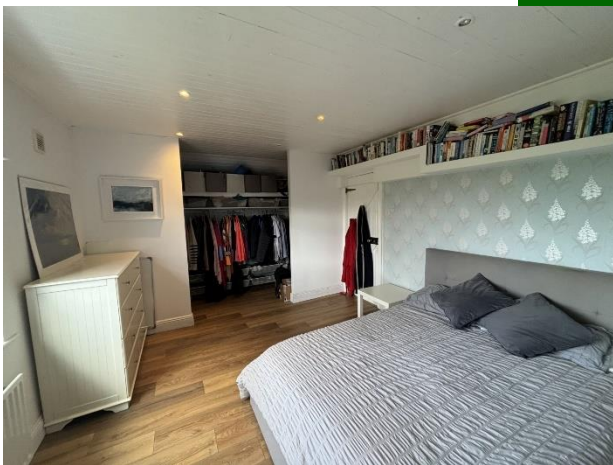
Bedroom 1 Laminated flooring. Timber ceiling. Recessed lighting. 4.3m (14'1") x 3.6m (11'10")

Bedroom 2 Double room. Timber flooring. 3.9m (12'10") x 3.5m (11'6")



Bathroom Feature fireplace. Timber flooring. Bath. Separate shower. W.C. & whb. 3.2m (10'6") x 2.8m (9'2")

Bedroom 3 Feature fireplace. Timber flooring. Timber ceiling. Built in wardrobes. 4.8m (15'9") x 2.2m (7'3")



Bedroom 4 Double room. Timber flooring. Timber ceiling. 3.6m (11'10") x 2.2m (7'3")

Features:

- Oil fired central heating
- Mains water
- Septic tank
- A rated boiler
- Double glazed windows
- Two out houses with floors insulated
- Outdoor seating area
- Mature well landscaped gardens with generous parking and set down area
- Attractive price point
- Inspection very highly recommended





Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part

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