

REA

Eoin Dillon



4 BEDROOM DETACHED

G.I.A. 178.59m² (1,922 sq. ft.) & Attic 77.88m² (837 sq. ft.)

FOR SALE BY PRIVATE TREATY

Kyletombricane, Borrisokane
Nenagh
County Tipperary
E45 A727

AMV €259,500



DESCRIPTION

Nestled in the beautiful countryside location of Tombricane, Borrisokane this 4 bedroom detached property with large mature gardens to the front and rear is presented immaculately and ready for immediate occupancy.

You enter the property into a hallway with solid timber flooring. The living room is to your right and features a solid timber floor, open fireplace with timber surround and large bay window allowing for maximum light into this room. The kitchen/dining room is to the rear of the property and has a tiled floor with a fully fitted kitchen, solid fuel stove with back boiler, electric oven, hob and dishwasher. This connects to a utility room with a tiled floor and fitted units. The residence also has a fully tiled guest W.C and a formal dining room with a solid timber floor which may also be used as a home office/study or 5th bedroom. The family bathroom is fully tiled with bath, electric shower, W.C and W.H.B.

There are four bedrooms in this property all featuring laminate flooring. The master bedroom has a large bay window allowing one to take advantage of the panoramic views and a fully tiled en-suite bathroom with electric shower, W.C. and W.H.B.

This property has an added advantage of a partially converted attic with full stairs installed. The attic currently provides an additional 77.88 sq. m (837 sq.ft.) of additional storage.

Externally the property sits on a 1.04 acre site with well maintained gardens, a tarmac driveway, a detached garage measuring 5.66m x 3.86m with an electric door and a steel shed measuring 7m x 3m.

The excellent specification is complimented by an excellent B2 energy rating.

This delightful house is presented in pristine condition throughout offering a purchaser an opportunity of acquiring a genuine turnkey family home.

FEATURES

- Located 5km from Borrisokane town centre and all amenities
- O.F.C.H. and septic tank
- Attic partially converted
- Detached garage with electric door & steel shed measuring 7m x 3m
- Phone watch alarm



ACCOMMODATION

Ground Floor

•	Entrance hallway	5.17m (17'0") x 2.33m (7'8")	Solid timber floor
•	Living room	4.82m (15'10") x 4.18m (13'9")	Solid timber floor and open fireplace
•	Kitchen/Dining room	5.88m (19'3") x 4.82m (15'10")	Tiled floor with fully fitted kitchen, electric oven, hob, dishwasher and stove with back boiler
•	Utility room	3.39m (11'1") x 2.07m (6'9")	Tiled floor with fitted units and plumbed for washing machine and dryer
•	W.C.	1.36m (4'6") x 0.94m (3'1")	Fully tiled with W.C. and W.H.B.
•	Dining room	4.36m (14'4") x 3.04m (10'0")	Solid timber floor
•	Bathroom	3.04m (10'0") x 2.76m (9'1")	Fully tiled with electric shower, bath, W.C. and W.H.B.
•	Bedroom 1	3.98m (13'1") x 3.38m (11'1")	Laminate timber floor
•	Bedroom 2 - Master bedroom	5.51m (18'1") x 4.92m (16'2")	Laminate timber floor
•	En-suite	2.78m (9'1") x 1.06m (3'6")	Fully tiled with electric shower, W.C. and W.H.B.
•	Bedroom 3	3.99m (13'1") x 2.97m (9'9")	Laminate timber floor
•	Bedroom 4	3.99m (13'1") x 2.97m (9'9")	Laminate timber floor
•	Attic room 1	9.91m (32'6") x 5m (16'5")	
•	Attic room 2	5.18m (17') x 5m (16'5")	





PRICE

€259,500

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Borrisokane town centre turn left onto the L1092.
Continue on this road for 1.9km and join the L1094.
Continue on this road for 3.3km and the property will be on
your right hand side. Eircode: E45 A727.

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 114157076

Energy Performance Indicator: 103.95kWh/m²/yr



the mark of
property
professionals
worldwide



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