

# REA

# Eoin Dillon



4 BEDROOM DETACHED PROPERTY  
G.I.A. 196.4m<sup>2</sup> (2,114 sq. ft.)

FOR SALE BY PRIVATE TREATY

Towerhill, Borriokane  
Nenagh  
County Tipperary  
E45 DV76

AMV €300,000



## DESCRIPTION

REA Eoin Dillon are delighted to bring to the market this stunning four bedroom detached property which has been complete to a builders finish and is within less than a kilometre to Borrisokane village and all amenities.

This property features an entrance hall with beautiful tiled floors and wooden stairs to the first floor. The ground floor comprises of a dining room and living room with laminate wood flooring and a kitchen, utility and W.C with tiled floors. The ground floor is filled with natural light with double glass doors in the dining room leading to the rear garden.

The first floor comprises of four bedrooms with laminate wood flooring and two with en-suite bathrooms. There is also a family bathroom with tiled flooring on the first floor.

The property extends to 196.4 sq.m (2,114 sq.ft.) and has been finished to an excellent standard by the current owner with quality materials throughout.

This property is finished to a builders finish standard which allows a discerning purchaser to complete the interior decor to their own style and taste.

Viewing is highly recommended.



## FEATURES

- Newly refurbished four bedroom property
- Located less than 1km from Borrisokane village and all amenities
- Low maintenance garden with gravel driveway
- O.F.C.H, mains water and sewerage
- Broadband available in the area

## ACCOMMODATION

### Ground Floor

|                 |                                |                                  |
|-----------------|--------------------------------|----------------------------------|
| • Entrance Hall | 4.72m (15'6") x 2.79m (9'2")   | Tile flooring with wooden stairs |
| • Living Room   | 5.38m (17'8") x 4.26m (14'0")  | Laminate wood flooring           |
| • Dining Room   | 5.57m (18'3") x 3.91m (12'10") | Laminate wood flooring           |
| • Kitchen       | 6.81m (22'4") x 3.39m (11'1")  | Tile flooring                    |
| • Utility       | 2.77m (9'1") x 2.7m (8'10")    | Tile flooring                    |
| • W.C           | 2.72m (8'11") x 1.38m (4'6")   | Tile flooring                    |

### First Floor

|                   |                               |                        |
|-------------------|-------------------------------|------------------------|
| • Bedroom 1       | 4.3m (14'1") x 4.01m (13'2")  | Laminate wood flooring |
| • En-suite        | 2.48m (8'2") x 1.19m (3'11")  | Tile flooring          |
| • Bedroom 2       | 3.68m (12'1") x 3.4m (11'2")  | Laminate wood flooring |
| • Family Bathroom | 2.48m (8'2") x 1.98m (6'6")   | Tile flooring          |
| • Bedroom 3       | 4.08m (13'5") x 3.97m (13'0") | Laminate wood flooring |
| • En-suite        | 2.32m (7'7") x 1.39m (4'7")   | Tile flooring          |
| • Bedroom 4       | 4.28m (14'1") x 4.03m (13'3") | Laminate wood flooring |





#### PRICE

€300,000

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh take the N52 Borrisokane Road. Drive straight through Borrisokane. As you exit Borrisokane the property is on the left hand side identified by our For Sale sign. Eircode: E45 DV76

#### BUILDING ENERGY RATING (BER)

BER: C1

BER No:

Energy Performance Indicator: 0



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