

REA

Eoin Dillon



4 BEDROOM DETACHED PROPERTY
G.I.A. 196.4m² (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.

This property could potentially be eligible for grants up to €50,000 with the Croi Conaithe Vacant Property Refurbishment Grant. This grant may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support.

Viewing is highly recommended.



FEATURES

- Newly furnished 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:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

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



the mark of
property
professionals
worldwide



Ireland's Biggest Property Website

