

REA

Eoin Dillon



3 BEDROOM BUNGALOW
G.I.A.63.9m² (688 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballingarry
Roscrea
County Tipperary
E53 NA00

AMV €174,950



DESCRIPTION

REA Eoin Dillon is proud to present to the market this charming three bedroom bungalow nestled in the picturesque setting of Ballingarry Village. Immaculately presented, this property offers a turn key opportunity and is a must see for prospective buyers.

Upon entering the property, you are greeted by a welcoming hallway. To the left, the inviting third bedroom/living room boasts timber flooring, timber fitted units and an efficient electric stove creating a cozy retreat for relaxation. Towards the rear of the bungalow is the dining room which has lino flooring and features a solid fuel stove with a back boiler, providing both warmth and practicality by heating the water and radiators. Adjacent to the dining room is the kitchen which is equipped with a range of base and wall units, complemented by over-the-counter tiling, an electric oven and hob, with convenient access to the rear garden.

The bathroom is fully tiled and complete with an electric shower, W.C. and W.H.B. Both bedrooms provide peaceful sanctuaries with carpeted floors ensuring restful nights and serene mornings.

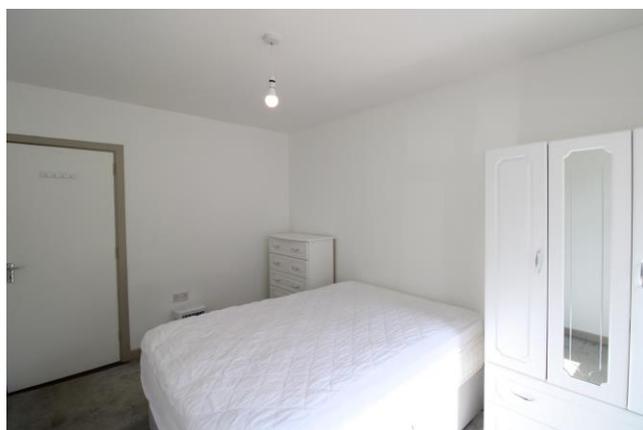
Externally, the property boasts two generously sized sheds, measuring 8.4m x 3.5m and 5.8m x 4.2m respectively, offering ample storage space for tools & equipment. We are awaiting a certificate from the clients engineer and understand that a planning application may have to be applied for retention of one of these sheds.

Surrounding the property, meticulously maintained gardens to the front and rear, with mature hedging, providing an oasis of peace, privacy and natural beauty.

Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

FEATURES

- Charming three bedroom bungalow nestled in the picturesque setting of Ballingarry Village
- O.F.C.H, mains water and septic tank
- Generous 0.54 acre site
- Well maintained front and rear lawns with tarmac driveway
- Two sheds measuring 8.4m x 3.5m and 5.8m x 4.2m



ACCOMMODATION

Ground Floor

- Hallway 5.57m (18'3") x 0.97m (3'2")
- Living Room/Bedroom 3 3.77m (12'4") x 2.92m (9'7") Timber flooring, electric stove and fitted units
- Dining Room 4.87m (16'0") x 3.02m (9'11") Lino flooring and solid fuel stove with back boiler
- Kitchen 2.7m (8'10") x 1.95m (6'5") Lino flooring, fitted units with electric oven and hob and tiled splashback
- Bathroom 2m (6'7") x 1.94m (6'4") Fully tiled, electric shower, W.C. & W.H.B.
- Bedroom 1 3.89m (12'9") x 1.09m (3'7") Carpet flooring
- Bedroom 2 3.76m (12'4") x 2.75m (9'0") Carpet flooring





PRICE

€174,950

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 Ballingarry, take the left hand turn opposite The Glue Pot Bar. In 100m the property will be on your right recognised by our For Sale Sign. Eircode: E53 NA00

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 103718037

Energy Performance Indicator: 328.44 kWh/m²/yr



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.

