

REA

Eoin Dillon



4 BEDROOM MID-TERRACE
G.I.A. 121.62 m² (1,309 sq. ft.)

FOR SALE BY PRIVATE TREATY

Main Street
Cloughjordan
County Tipperary
E53 E124

AMV €325,000

BER C3

DESCRIPTION

REA Eoin Dillon are delighted to present to the market this charming four bedroom property located on Main Street, Cloughjordan which has recently been completely refurbished. Extending to approximately 121.64 sq.m (1,309 sq.ft), this turnkey home is ideally situated in the heart of Cloughjordan village.

The accommodation comprises of a tiled entrance hall with carpeted stairs leading to the first floor and understairs storage, with a fitted washing machine. To the left, there is a bright living/dining room featuring timber flooring and an open fireplace. To the rear of the property, the kitchen features lino flooring, fitted units, a dishwasher, and an electric oven and hob. There is also a ground floor bedroom with carpet flooring. A family bathroom is fitted with tiled flooring, a W.C, W.H.B and a shower.

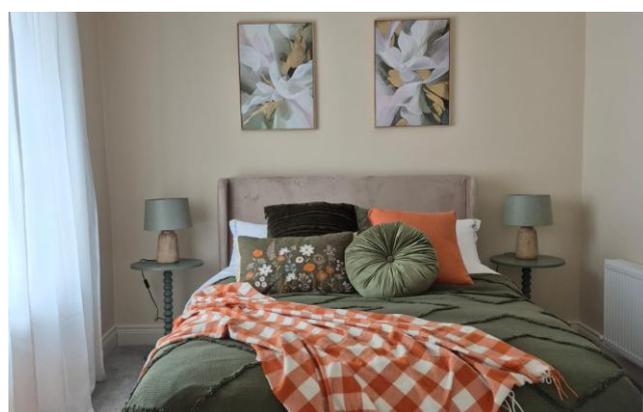
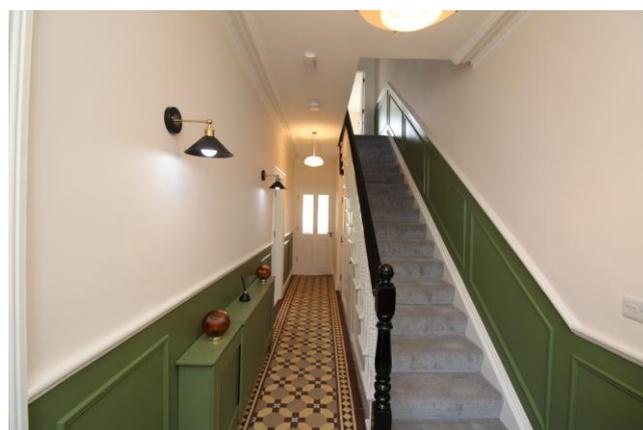
The first floor comprises three bedrooms, all with carpet flooring and en-suite bathrooms. Each en-suite is fitted with tiled flooring, a W.C, W.H.B and a shower.

Externally, the property benefits from a small yard and a block built shed measuring approximately 18.06 sq.m (194 sq.ft). There is shared access to the side and rear of the property.

Viewing is highly recommended.

FEATURES

- Fantastic location within walking distance to Cloughjordan centre and all amenities
- O.F.C.H, mains water and sewerage
- Completely refurbished property in turnkey condition
- Fibre broadband connection
- Ideal family home or investment opportunity



ACCOMMODATION

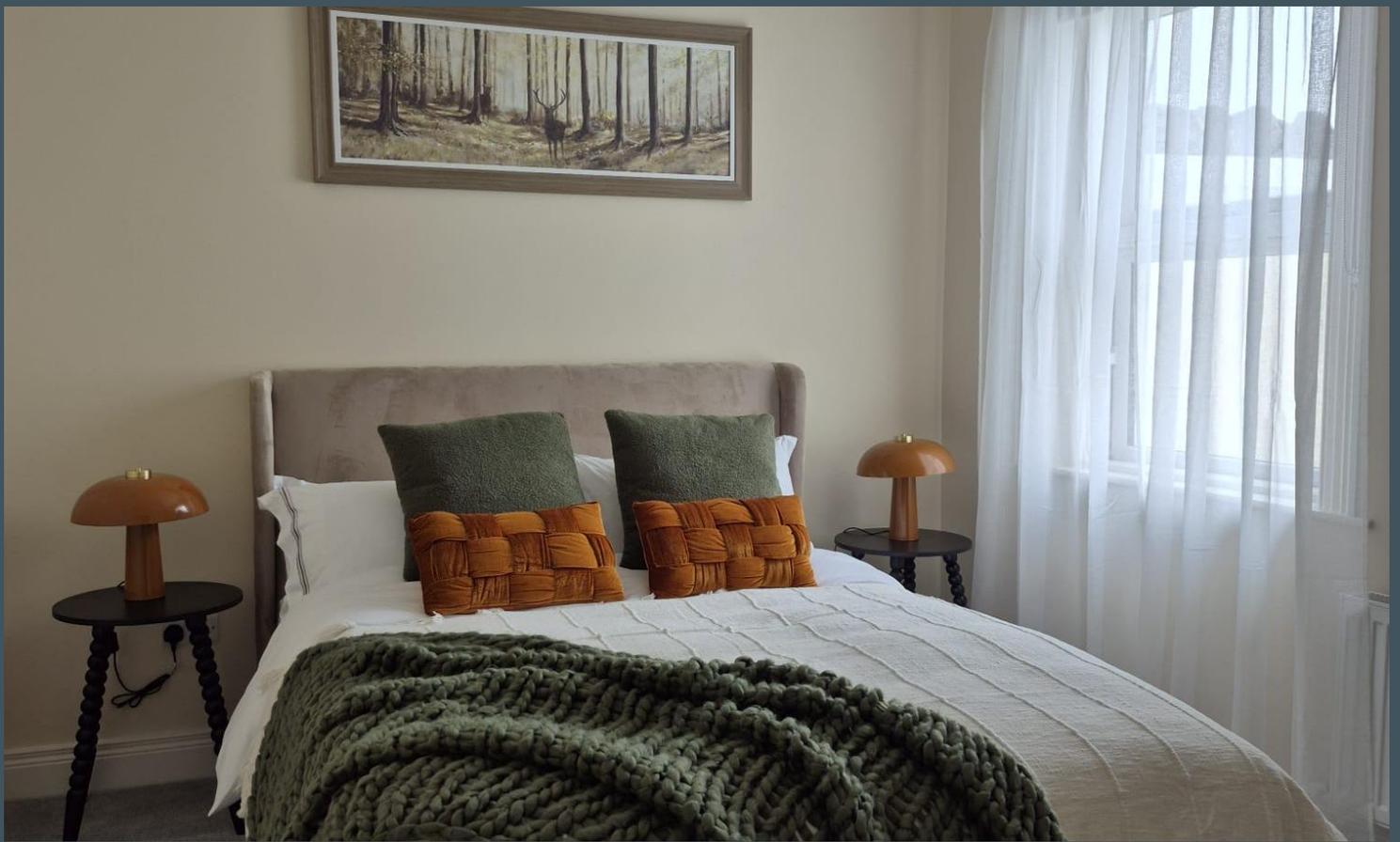
Ground Floor

- Entrance Hall 8.31m (27'3") x 1.98m (6'6") Decorative floor tiles and understairs storage with washing machine.
- Living/Dining Room 5.03m (16'6") x 3.46m (11'4") Timber floors, open fire place and timber panelling around windows.
- Bedroom 1 3.32m (10'11") x 3.09m (10'2") Carpet floor
- Kitchen 4.07m (13'4") x 3.63m (11'11") Lino flooring, fitted wall and base units, dishwasher, electric oven and hob
- Bathroom 2.64m (8'8") x 0.79m (2'7") Tiled flooring, W.C, W.H.B and shower.

First Floor

- Bedroom 2 3.38m (11'1") x 3.13m (10'3") Carpet flooring
- En-suite 1.64m (5'5") x 1.45m (4'9") Tile flooring, W.C, W.H.B and shower
- Bedroom 3 3.47m (11'5") x 3.33m (10'11") Carpet flooring
- En-suite 1.58m (5'2") x 1.44m (4'9") Tile flooring, W.C, W.H.B and shower
- Bedroom 4 4.06m (13'4") x 3.73m (12'3") Carpet flooring
- En-suite 2.24m (7'4") x 1.34m (4'5") Tile flooring, W.C, W.H.B and shower





PRICE

€325,000

VIEWING

By appointment

Contact Negotiator:
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DIRECTIONS

This property is located on the Main Street in Cloughjordan village and can be identified by our For Sale sign.

Eircode: E45 E124

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 119105997

Energy Performance Indicator: 211.28 kWh/m/yr



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property
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worldwide



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.



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