

# REA

# Eoin Dillon



FOR SALE BY PRIVATE TREATY

Woodpark, Carney  
Nenagh  
County Tipperary  
E45 PV26

AMV €499,950

BER C2

## DESCRIPTION

Prepare to be impressed by this truly wonderful family home in a prime location which will appeal to many, just 10km from Nenagh town and 10km to Borrisokane town centre and all amenities. This property exudes quality and elegance throughout and is sure to be of enormous interest to those seeking a distinctive family home.

On entering the property you are greeted into a reception hall with wood effect tiled flooring. To your right is the spacious and light filled sitting room with wood effect tiled flooring, fitted units, solid fuel stove and patio doors to a decking area. The generously proportioned kitchen/living/dining area boasts wood effect tiled flooring, solid fuel stove, large island with granite worktop, extensive range of units, fully fitted pantry with gas hob & electric cooker. Patio doors from the living area floods this room with natural light. The utility room has wood effect tiled flooring, is plumbed for washing machine and dryer and has access to the rear garden. The guest W.C. is partially tiled with wood effect tiled flooring, W.C. and W.H.B.

There are four bedrooms in this exceptional bungalow. The master bedroom has an en-suite bathroom. This property has the added advantage of a dressing room with fitted units. The family bathroom has wood effect tiled flooring, bath, W.C. and W.H.B.

Externally this property sits on a large site of 0.96 acres (0.39 hectares), beautifully landscaped front and rear lawns, tarmac driveway with concrete to the rear and a steel garage shed measuring 9.20m x 6.24m.

With generously proportioned, versatile living accommodation this cleverly designed house is finished to an exceptionally high standard. Viewing is highly recommended.

## FEATURES

- Fantastic location just 10km from both Nenagh & Borrisokane town & on numerous local school bus routes including Ardcrone, Puckane & Borrisokane
- Built in 2005 this property is presented for sale in immaculate condition throughout ready for immediate occupancy
- O.F.C.H, septic tank & local group water scheme
- Garage measuring 9.20m x 6.24m
- Large site (0.96 acres) with landscaped gardens



## ACCOMMODATION

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### Ground Floor

- Entrance Hall 7.53m (24'8") x 1.85m (6'1") Wood effect tiled flooring
- Sitting Room 7.15m (23'5") x 4.9m (16'1") Wood effect tiled flooring, solid fuel stove with French doors leading to a decking area
- Kitchen/Dining/Living room 9.68m (31'9") x 4.5m (14'9") Wood effect tiled flooring, solid fuel stove, extensive range of fitted units, pantry, island with granite worktop, gas hob & electric cooker and patio door to the side of the property
- Utility 3.21m (10'6") x 2.07m (6'9") Wood effect tiled flooring, plumbed for a washing machine and dryer with access door to the rear of the property
- Guest W.C. 1.93m (6'4") x 1.03m (3'05") Partially tiled,W.C. & W.H.B.
- Bedroom 1 4.98m (16'4") x 4.38m (14'4") Wood effect tiled flooring
- En-suite 1.9m (6'3") x 1.55m (5'1") Partially tiled with electric shower W.C. & W.H.B.
- Dressing Room 3.22m (10'7") x 2.42m (7'11") Wood effect tiled flooring with fully fitted wardrobes and storage units
- Family bathroom 3.08m (10'1") x 2.48m (8'2") Partially tiled with bath, electric shower, W.C. & W.H.B.
- Hallway 7.95m (26'1") x 1.73m (5'8") Wood effect tiled flooring with fitted slide robes
- Bedroom 2 3.07m (10'1") x 2.37m (7'9") Wood effect tiled flooring
- Bedroom 3 4.88m (16'0") x 3.05m (10'0") Laminate timber flooring
- Bedroom 4 6.32m ( 20'9") x 3.36m (11'0") Wood effect tiled flooring



### PRICE

€499,950

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

From Nenagh head towards Ardcroney on the N52. Drive 5.7km. After Ashley Park Hotel turn left (signposted Carney). Drive 2km & turn left (signposted Carney). In 1 km the property will be on your right hand side identified by our For Sale sign. Eircode: E45 PV26

### BUILDING ENERGY RATING (BER)

BER: C2

BER No: 108652678

Energy Performance Indicator: 186.91 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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