

REA

Eoin Dillon



3 BEDROOM COTTAGE
G.I.A. 66.76 m² (719 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballingarry
Roscrea
County Tipperary
E53 RW31

AMV €219,950



DESCRIPTION

REA Eoin Dillon is proud to present to the market this charming three bedroom cottage nestled in the picturesque setting of Ballingarry village. This property has been well maintained and is ready for immediate occupancy.

Upon entering the property you are greeted into a hallway with laminate timber flooring. The dining/living room features lino flooring, solid fuel stove, built-in units and large windows filling this room with natural light. The kitchen has a tiled floor, fitted units, tiled splashback and is plumbed for a washing machine.

The shower room is fully tiled with electric shower, W.C. and W.H.B.

There are three bedrooms in this cottage, one of which has the benefit of an open fireplace and built-in wardrobes.

Externally this property sits on a generous site extending to 0.54 acres (0.22 hectares) & has an added advantage of a detached shed measuring 20.54 sq.m. and a fuel shed to the rear. To the front of the property is a well maintained lawn and a concrete driveway. The rear of the property boasts a large private garden area, perfect for relaxing after a busy day. This property also boasts an underground soft (rain) water storage tank.

Viewing is highly recommended.

FEATURES

- Charming three bedroom cottage in the village of Ballingarry
- Property is located 7.4km from Borrisokane & 19km from Roscrea town centre and all amenities
- O.F.C.H, mains water and septic tank
- Well maintained lawns & concrete driveway
- Shed measuring 20.54 sq.m.
- Year of Construction: 1978



ACCOMMODATION

Ground Floor

- Entrance hallway 5.72m (18'9") x 0.96m (3'2") Laminate wood flooring
- Living/Dining room 4.86m (15'11") x 3m (9'10") Lino flooring, solid fuel stove and built-in storage units
- Kitchen 2.07m (6'9") x 1.93m (6'4") Tiled flooring, fitted units, tiled splashback and plumbed for washing machine
- Shower room 2.03m (6'8") x 1.92m (6'4") Fully tiled, shower, W.C. & W.H.B.
- Bedroom 1 3.76m (12'4") x 2.72m (8'11") Timber flooring
- Bedroom 2 3.76m (12'4") x 2.92m (9'7") Laminate timber flooring, built-in wardrobes and open fireplace
- Bedroom 3 4.38m (14'4") x 1.93m (6'4") Carpeted flooring





PRICE

€219,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

DIRECTIONS

From Ballingarry take the left hand turn opposite The Glue Pot Bar. In 110m the property will be on your right hand side identified by our For Sale sign. Eircode: E53 RW31.

BUILDING ENERGY RATING (BER)

BER: F

BER No: 119380558

Energy Performance Indicator: 422.57kWh/m²/yr

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