

REA

Eoin Dillon



3 Bedroom Detached Bungalow
G.I.A. 108.94m² (1172.62 sq. ft.)

FOR SALE BY PRIVATE TREATY

Grove View
Tinlough
Carrig
Birr
County Tipperary
R42 F623

AMV €329,950

BER A2

DESCRIPTION

REA Eoin Dillon is delighted to present this impressive three-bedroom bungalow to the market, ideally located less than 5km from the thriving town of Birr, Co. Offaly.

Finished to a high builder's finish standard, this home offers an excellent opportunity for purchasers to personalise the final interior décor to suit their own style and taste.

Accommodation comprises a welcoming entrance hall featuring attractive timber flooring. To the right is a fully tiled family bathroom, while to the left is a practical utility room complete with a W.H.B and plumbing for both a washing machine and tumble dryer.

The heart of the home is the spacious open-plan kitchen, living and dining area. The living and dining space benefits from warm timber flooring, while the kitchen area is finished with tiled flooring. The kitchen is fitted with an electric oven & hob and includes a fridge/freezer and dishwasher. Double sliding doors provide direct access to the rear patio and garden, creating an ideal space for indoor-outdoor living and entertaining. A separate pantry, located just off the kitchen, offers additional storage and timber flooring.

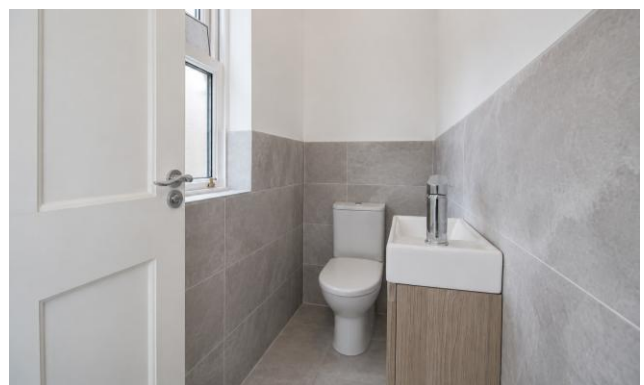
There are three generously proportioned bedrooms, all finished with timber flooring. The master bedroom further benefits from a fully tiled en-suite, complete with a WC, W.H.B and shower. Externally the property features low maintenance gardens with a gravel driveway. There is a substantial block built shed extending to 65.14 sq.m (701.16 sq.ft), with two rolling doors, a mezzanine level and garage pit.

The property has been completed to an excellent standard by the current owner with quality materials throughout. Offering modern living in a sought-after countryside setting close to Birr, this is a rare opportunity to acquire a stylish home ready for its final personal touches.

Viewing is highly recommended.

FEATURES

- Newly refurbished three bedroom property
- Located less than 5km to Birr, County Offaly
- Low maintenance garden with stone chip driveway
- Air to water heating, mains water and septic tank
- Large shed with mezzanine and pit.



ACCOMMODATION

Ground Floor

- Kitchen/Dining/Living room 8.83m (29'0") x 4.88m (16'0") Tile flooring, electric hob, fridge/freezer and dishwasher in kitchen. Timber flooring in dining/living area.
- Pantry 1.7m (5'7") x 1.54m (5'1") Timber flooring and fridge/freezer.
- Guest W.C. 2.16m (7'1") x 0.94m (3'1") Tile flooring, W.C and W.H.B.
- Hall 5.24m (17'2") x 1.1m (3'7") Timber flooring.
- Bedroom 1 4.38m (14'4") x 4.01m (13'2") Timber flooring.
- En-suite bathroom 2.91m (9'7") x 1.35m (4'5") Tile flooring, W.C, W.H.B and shower.
- Bedroom 2 3.15m (10'4") x 3.02m (9'11") Timber flooring.
- Bedroom 3 4.09m (13'5") x 2.58m (8'6") Timber flooring.
- Family Bathroom 2.38m (7'10") x 1.71m (5'7") Tile flooring, W.C, W.H.B and shower.
- Utility 2.38m (7'10") x 1.62m (5'4") Tile flooring, W.H.B, plumbed for washing machine and dryer.





PRICE

€329,950

VIEWING

By appointment

Contact Negotiators: Eoin Dillon

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DIRECTIONS

From Nenagh, take the N52 northbound towards Borrisokane and Birr. Continue on the N52 for approximately 15km. Turn right onto Mill St/N52 and continue for a further 16.2km before turning right onto the L9520 at Cornhill. Proceed a short distance along this road and the property will be located on the right-hand side identified by our For Sale sign. Eircode: R42 F623

BUILDING ENERGY RATING (BER)

BER: A2

BER No: 117126151

Energy Performance Indicator: 47.31



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.

