

REA

Eoin Dillon



3 BEDROOM DORMER BUNGALOW
G.I.A. 169.9 m² (1,829 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballyquirke
Carrigahorig
Nenagh
County Tipperary
E45 WV61

AMV €285,000

BER C3

DESCRIPTION

A charming well-located dormer bungalow offering comfortable living in a peaceful countryside setting, just a short stroll from Carrigahorig village. This three bedroom property of immense character and charm combines space, practicality and location and is set on a large 0.57ha (1.40 acre) site.

You enter the property into an entrance porch with tiled flooring leading you to the open plan kitchen/living/dining area. This bright living area with high ceilings and exposed beams feature a combination of carpet & lino flooring, gas stove, fitted units, electric oven and hob and double doors connecting you to the light filled sunroom. This sunroom is to the front of the property and has a tiled floor, timber ceiling and double doors to a patio area; a perfect area for relaxation. The utility is off the kitchen and has lino flooring, is plumbed for washing machine, dryer and dishwasher & has an access door to the rear of the property. The downstairs shower room has tiled flooring, wall panelling, electric shower, W.C. & W.H.B. This property has an added advantage of two downstairs bedrooms with timber flooring. The first floor landing gives you access to the spacious third bedroom which features timber flooring with the benefit of a W.C. and walk in wardrobe. A door from this room lead you to a decking area with external stairs.

Externally this property sits on a generous elevated site of 1.40 acres with a gravel driveway, low maintenance lawns and a detached shed measuring 20.3 sq.m (218 sq.ft).

This well presented property is in good condition throughout and offers well-proportioned and spacious accommodation and is sure to be of enormous interest to those seeking a home in the serene countryside with fantastic views of the surrounding countryside. Viewing highly recommended.

FEATURES

- Three bedroom dormer bungalow in the village of Carrigahorig, 7km to Portumna & 8.5km to Borrisokane town centre, parks & schools
- O.F.C.H, mains water & septic tank
- Well maintained property ready for immediate occupancy
- Large site of 1.40 acres (0.57 hectares)
- Property built 1998
- Property had planning (ref 22994) to build a second house on the site. This planning has now expired.



ACCOMMODATION

Ground Floor

- Entrance porch 1.95m (6'5") x 1.46m (4'9") Tiled flooring
- Kitchen/ Living room/ Dining room 7.35m (24'1") x 5.47m (17'11") Combination of carpet & lino flooring, exposed beams, gas stove, fitted units, electric oven and hob, tiled splashback & timber stairs to the first floor
- Utility room 3.93m (12'11") x 2.99m (9'10") Lino flooring, plumbed for washing machine, dryer & dishwasher and access door to the rear garden
- Sunroom 4.27m (14'0") x 3.68m (12'1") Tiled flooring, timber ceiling and doors to the patio area
- Shower room 2.15m (7'1") x 1.98m (6'6") Tiled flooring, wall panelling, electric shower, W.C. & W.H.B.
- Bedroom 1 3.86m (12'8") x 2.98m (9'9") Timber flooring & exposed beams
- Bedroom 2 5.09m (16'8") x 3.38m (11'1") Timber flooring & exposed beams

First Floor

- Landing 6.79m (22'3") x 2.76m (9'1") Timber flooring
- Bedroom 3 5.01m (16'5") x 4.29m (14'1") Timber flooring
- W.C. 2.15m (7'1") x 1.04m (3'5") Tiled flooring, W.C & W.H.B.





PRICE

€285,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 to Borrisokane. Continue straight onto N65 for 8km. In Carrigahorig turn right onto L1084 & in 450m the property will be on your left hand side identified by our For Sale sign. Eircode: E45 WV61

BUILDING ENERGY RATING (BER)

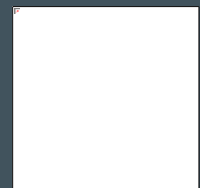
BER: C3

BER No: 119110898

Energy Performance Indicator: 200.47 kWh/m²/yr



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property
professionals
worldwide



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