REA

Eoin Dillon

4 BEDROOM DETACHED BUNGALOW

G.I.A. 98.84m^2 (1,064 sq. ft.)

FOR SALE BY PRIVATE TREATY

Gortnagrann
Borrisokane
Nenagh
County Tipperary
E45 TW63

AMV €249,950

BER F

DESCRIPTION

REA Eoin Dillon is pleased to present to the market this four bedroom bungalow located just 5.6km outside Borrisokane village.

Set on a generous 1.16 acre site, this property was built in 1955 and has been well maintained since. Upon entering, a welcoming porch leads you into the entrance hallway, which is finished with practical lino flooring. To the right, the comfortable living room features attractive timber flooring and a bespoke built-in media wall complete with an electric fireplace, creating a warm focal point for the space.

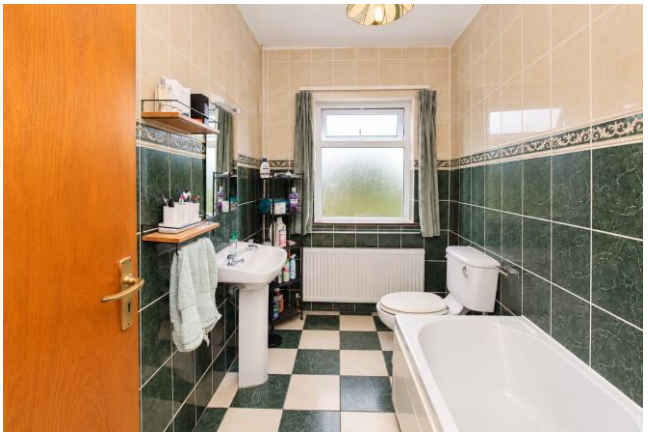
The kitchen is fitted with lino flooring and offers an electric oven and hob, together with a traditional Stanley range. Additional features include plumbing for both a washing machine and dishwasher, as well as a built-in storage cupboard/hot press.

The accommodation comprises four bedrooms, two of which benefit from built-in wardrobes and charming open fireplaces, adding character and functionality.

Completing the accommodation is the fully tiled family bathroom, fitted with a W.C, W.H.B, and an electric shower over the bath.

A porch in the kitchen provides convenient access to the extensive rear garden. This property benefits from two detached sheds, extending to 31.13 sq.m and 18.27 sq.m. To the front of the property is a well maintained lawn and two gravel driveway entrances providing ample access and parking.

Viewing is highly recommended.



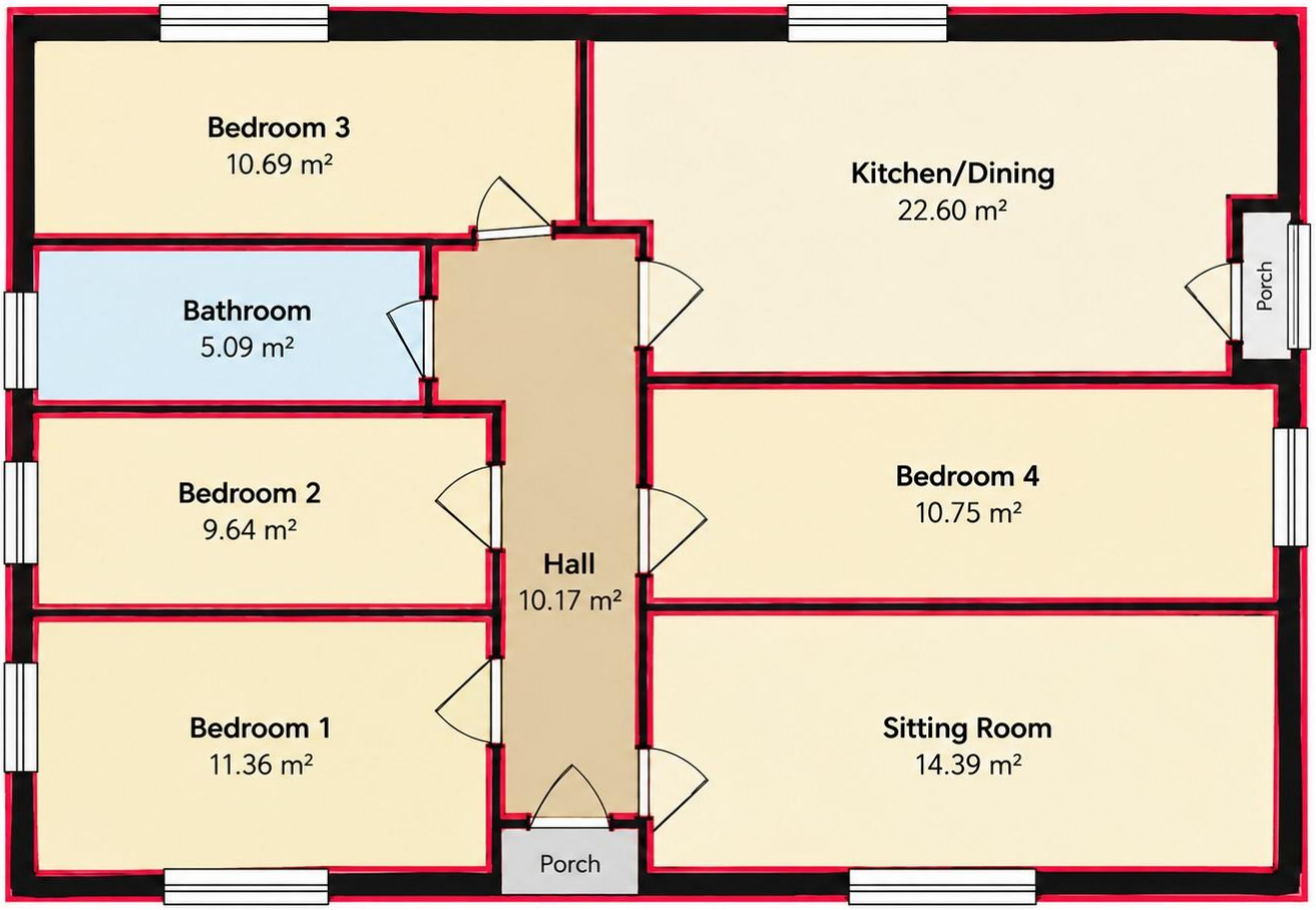
FEATURES

- Four bedroom bungalow, located just 5.6 km outside Borrisokane village
- Generous 1.16 acre (0.47 hectare) site
- O.F.C.H, mains water and septic tank
- Two sheds measuring 31.13 sq.m and 18.27 sq.m
- Year of construction:1955

ACCOMMODATION

Ground Floor

• Entrance hall	7.32m (24'0") x 1.39m (4'7")	Lino flooring
• Living room	4.51m (14'10") x 3.19m (10'6")	Timber flooring, media wall with electric fire
• Kitchen/Dining room	4.99m (16'4") x 4.53m (14'10")	Lino flooring, full range of fitted units, tiled splashback, oil fired Stanley range, electric oven and hob, plumbed for washing maching & dishwasher
• Bedroom 1	3.59m (11'9") x 3.22m (10'7")	Timber flooring, open fireplace & built-in wardrobes
• Bedroom 2	3.57m (11'9") x 2.7m (8'10")	Timber flooring, open fireplace and built-in wardrobes
• Bedroom 3	3.96m (13'0") x 2.7m (8'10")	Lino flooring
• Bedroom 4	4.04m (13'3") x 2.66m (8'9")	Timber flooring
• Bathroom	3.01m (9'11") x 1.69m (5'7")	Fully tiled, bath, electric shower, W.C. & W.H.B.



PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh take the N52 Borrisokane Road. Drive straight through Borrisokane and continue onto N65. After approximately 5.6 km, the property will be located on your left identified by our For Sale Sign. Eircode: E45 TW63

BUILDING ENERGY RATING (BER)

BER: E2
BER No: 103781811
Energy Performance Indicator: 372.11 kWh/m^2/yr

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REA EOIN DILLON

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