

REA

Eoin Dillon



3 BEDROOM END TERRACE
G.I.A. 111.81 m² (1,204 sq. ft.)

FOR SALE BY PRIVATE TREATY

An Gorm, Main Street
Cloughjordan
County Tipperary
E53 E623

AMV €249,950

BER B3

DESCRIPTION

REA Eoin Dillon is delighted to present An Gorm, a beautifully maintained three-bedroom residence ideally situated in the heart of the picturesque village of Cloughjordan, Co. Tipperary. Built in 2003 and extending to approximately 111.81 sq.m. (1,203 sq.ft.), this attractive home offers spacious, well-appointed accommodation, making it an ideal choice for first-time buyers, families, or investors seeking a quality property in a vibrant village community.

Upon entering, a welcoming entrance hall with solid wood flooring and a carpeted staircase leads to the upper floors. The bright and spacious open-plan kitchen, living and dining area forms the heart of the home, featuring solid wood flooring throughout. The fitted kitchen is equipped with an electric oven and hob and is plumbed for a washing machine, while patio doors from the dining area flood the space with natural light and provide access to the rear yard.

The first floor comprises two generously sized bedrooms, both finished with carpeted flooring, along with a convenient guest WC. The second floor is dedicated to the third bedroom, complete with its own en-suite bathroom. The main bathroom is fitted with lino flooring, an electric shower, WC and wash hand basin.

Externally, the property benefits from a side entrance leading to a private rear yard, offering a low-maintenance outdoor space. Further enhancing its appeal is an impressive B3 BER, ensuring excellent energy efficiency and reduced running costs.

Viewing is highly recommended.

FEATURES

- Three bedroom property ready for immediate occupancy
- Fantastic location within walking distance to Cloughjordan centre and all amenities
- O.F.C.H, mains water & sewerage
- Fibre broadband in the area
- Ideal first time buyer or investment opportunity



ACCOMMODATION

Ground Floor

- Entrance Hallway 2.87m (9'5") x 2.02m (6'8") Solid wood flooring
- Living/Dining room 6.07m (19'11") x 3.93m (12'11") Solid wood flooring with patio door to the rear
- Kitchen 3.93m (12'11") x 3.02m (9'11") Solid wood flooring, fitted units, electric oven and hob and is plumbed for a washing machine

First Floor

- Bedroom1 3.95m (13'0") x 3.32m (10'11") Carpeted flooring
- Bedroom 2 4.27m (14'0") x 2.65m (8'8") Carpeted flooring
- Guest W.C. 1.86m (6'1") x 0.92m (3'0") Lino flooring, W.C. & W.H.B.

Second Floor

- Bedroom 3 5.27m (17'3") x 3.67m (12'0") Carpet flooring
- En-suite bathroom 2.03m (6'8") x 1.71m (5'7") Lino flooring, electric shower with W.C. & W.H.B.
- Bathroom 2.32m (7'7") x 1.79m (5'10") Lino flooring, electric shower with W.C. & W.H.B.





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

This property is located on the Main Street in Cloughjordan village and can be identified by our For Sale sign. Eircode: E53 E623

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 116426586

Energy Performance Indicator: 136.31 KWh/m²/yr



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