

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Grange, Lorrha
Nenagh
County Tipperary
E45 EE92

AMV €460,000



DESCRIPTION

REA Eoin Dillon in conjunction with Jim Cashen Auctioneer presents this three bedroom, three bathroom home centrally located 5 min drive from Portumna, 15 min from Birr, 25 min from Nenagh and 40 min from Athlone and offers the ideal combination of peaceful country living and convenient access to all the amenities.

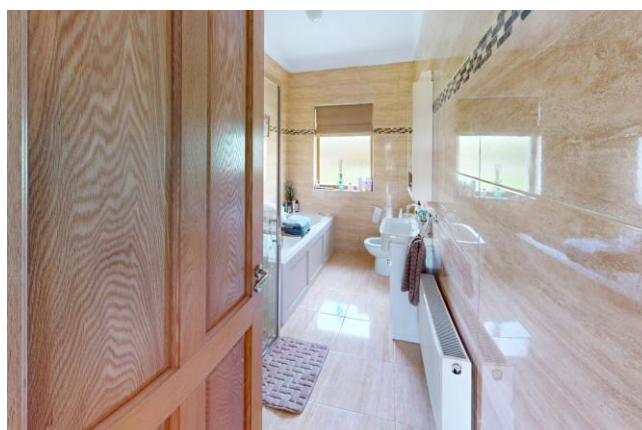
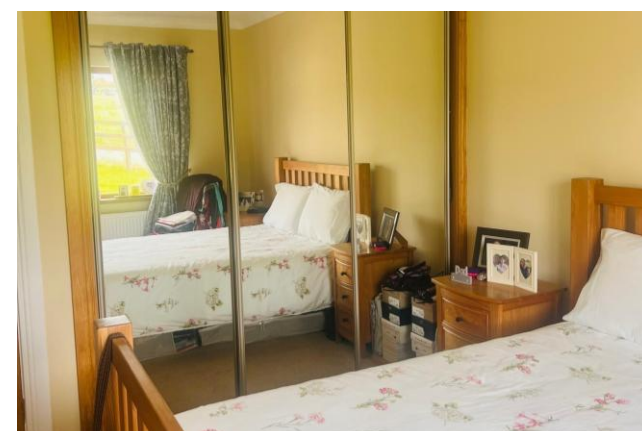
Set in a beautiful rural location, the property enjoys a lovely sense of space and privacy while being just a short 5 min drive from the town of Portumna, where a wide range of shops, schools, services, cafés, restaurants and other amenities including the renowned forest park, golf course and marina on the river Shannon.

The accommodation is thoughtfully laid out and includes a spacious bright front entrance hall with solid oak timber flooring leading into a warm open-plan bright kitchen and dining area with double doors to patio leading into the rear garden, providing a warm welcome to this beautiful family home. Adjoining is the fully fitted utility room off the kitchen with back door to the rear garden and also full access to adjoining garage from utility. A beautifully presented spacious sitting-room with solid dark walnut timber flooring with solid fuel stove with back boiler. The property also benefits from 3 large double bedrooms with dark oak solid timber floors in two bedrooms and the master bedroom is ensuite with fully built in wardrobes, with neutral top quality carpet. The fully tiled main bathroom has been fully renovated to a very high standard with all new fittings. The attic area is fully floored which offers excellent potential for conversion, subject to the necessary planning permissions and building regulations. This space could potentially provide two extra bedrooms, home office, studio or additional accommodation, depending on the purchaser's requirements.

Outside, the property is complemented by a beautiful limestone front wall, newly erected electric front gate with outdoor pillar lighting. FRS Post & rail fencing is installed on most boundaries of the property. Fully landscaped gardens to both the front and rear provides attractive outdoor space for relaxing, entertaining or enjoying the surrounding countryside.

This property is a beautiful family home for anyone looking to enjoy the tranquillity of the countryside while remaining within easy reach of Portumna and all other towns mentioned with access to all amenities.

Early viewing is highly recommended.



PROPERTY FEATURES

- Dual central heating with Oil & Solid fuel heating and emersion
- Three-bedroom house with great potential for converting attic /garage
- Master bedroom ensuite with Sliderobes
- Two large double bedrooms with solid wood flooring
- Two fully restored bathrooms
- Beautiful country setting with private gardens
- 5 min drive from Portumna town and its amenities
- Open-plan kitchen/dining room
- Separate Sitting room with solid fuel stove , solid Dark Walnut flooring
- Utility room & adjoining garage under same roof , ideal for conversion
- Potential Attic conversion for extra bedrooms or home office
- Limestone front wall , electric front gate with front & rear landscaped gardens
- Peaceful and private setting for outdoor relaxing, with outside electric sockets
- Excellent opportunity for family living or those seeking a home in the countryside



GROSS INTERNAL AREA
FLOOR 1: 1586 sq.ft
TOTAL: 1586 sq.ft
EXCLUDED AREA
STORAGE: 587 sq.ft; GARAGE: 235 sq.ft; PATIO: 1899 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PRICE

€460,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Jim Cashen

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County Tipperary, E45 W244

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PSRA - 001790

DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town continue straight on the N65 for 8.6km. Turn right (signposted Lorrha) & drive for 5.4km. Turn left onto R489 & in 700m the property will be on your right hand side identified by our For Sale sign. Eircode: E45 EE92

BUILDING ENERGY RATING (BER)

BER: D

BER No: 119961902

Energy Performance Indicator: 248.05 kWh/m²/yr



the mark of
property
professionals
worldwide



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