REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED

G.I.A. 88.26 m^2 (950 sq. ft.)

FOR SALE BY PRIVATE TREATY

9 Ballycraggan
Puckane
Nenagh
County Tipperary
E45 PK23

AMV €249,950

BER G

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this three-bedroom semi-detached bungalow, ideally situated in the charming rural village of Puckane. Located less than 10km from Nenagh town centre and all amenities, and less than 5km from the popular lakeside village of Dromineer, the property enjoys a convenient location while retaining the appeal of village living. Puckane offers a range of local amenities, including a primary school, shop, pub and GAA grounds, making it an attractive option for first-time buyers, growing families or those seeking a home in a peaceful village setting.

The accommodation begins with a tiled entrance porch leading into the open-plan kitchen/dining room. The kitchen features tiled flooring, a Belfast sink, Stanley oil-fired range and a central island incorporating a gas hob and overhead extractor fan. Additional features include built-in wall storage and integrated dishwasher. The kitchen also provides access to a fully tiled sunroom, which provides access to the rear garden. The living room is spacious and welcoming, featuring timber flooring and a solid fuel open fireplace with back boiler, which provides heating for the water and radiators. To the rear of the property are three bedrooms, all finished with laminate timber flooring, with one bedroom benefiting from built-in wardrobe space. Completing the accommodation is a fully tiled bathroom fitted with a shower, WC, wash-hand basin and heated towel rail.

Externally, the property benefits from a private rear garden, offering excellent potential for landscaping and outdoor enjoyment. A small block-built shed, extending to approximately 8.49 sq. m., offers additional storage.

This property presents an appealing opportunity for purchasers seeking a home in a well-established village community, within easy reach of Nenagh and the shores of Lough Derg.

Viewing is highly recommended.

FEATURES

- Three bedroom semi-detached property
- O.F.C.H, mains water and septic tank
- Located less than 10km to Nenagh and less than 5km to the lakeside village of Dromineer.
- Property ready for immediate occupancy
- Built in 1975









ACCOMMODATION

• Entrance porch	2.93m (9'7") x 1.36m (4'6")	Tiled flooring and built in storage space
• Kitchen/Dining room	5.21m (17'1") x 4.09m (13'5")	Fully tiled kitchen featuring a central island, oil-fired Stanley range, Belfast sink and dishwasher
• Living Room	4.94m (16'2") x 3.56m (11'8")	Timber flooring and open fire place
• Bedroom 1	4.34m (14'3") x 2.87m (9'5")	Laminate timber flooring
• Bedroom 2	2.08m (6'10") x 2.71m (8'11")	Laminate timber flooring
• Bedroom 3	3.42m (11'3") x 2.73m (8'11")	Laminate timber flooring and built in wardrobe
• Bathroom	2.23m (7'4") x 1.64m (5'5")	Fully tiled with shower, W.C, W.H.B and heated towel rail.
• Sunroom	3.53m (11'7") x 1.65m (5'5")	Tile flooring and access to rear garden





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Josephine Nolan

DIRECTIONS

From Nenagh town head towards the Borrisokane Road Roundabout. At the roundabout take the 2nd exit onto N52. After approximately 850 metres take a slight left onto R493. Continue for 6.4km and then in the village turn left onto Ballycraggen. After 500m turn right into the development and the property will be located at the rear of the development, identified by our For Sale sign.
Eircode: E45 PK23.

BUILDING ENERGY RATING (BER)

BER: G
BER No: 119980134
Energy Performance Indicator: 495.5 kWh/(m^2/yr)

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PSRA - 001790

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