

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A. 72.46m² (779.95 sq. ft.)

FOR SALE BY PRIVATE TREATY

7 Bothar Mhuire
Cloughjordan
County Tipperary
E53 VW21

AMV €199,950



DESCRIPTION

REA Eoin Dillon is delighted to present this well maintained three-bedroom semi-detached home, occupying a generous corner site in the heart of Cloughjordan Village, Co. Tipperary. Built in 1955 and extending to approximately 72.46 sq.m., this property enjoys a convenient location within the village and offers excellent potential for a variety of purchasers.

The entrance hall features laminate flooring and a carpeted staircase leading to the first floor. To the right of the entrance hall is the kitchen/dining room, finished with vinyl flooring. This versatile space offers the potential to create a cosy kitchen and dining area, with a rear door providing direct access to the garden. There may also be scope to extend the existing space, subject to the necessary planning permission, creating a more open and spacious kitchen/dining area.

A bedroom is conveniently located on the ground floor to the left of the entrance hall. To the rear of the property is the bathroom, featuring tiled flooring, a walk-in shower, W.C. and wash-hand basin.

The first floor comprises two further bedrooms, both featuring laminate flooring and original fireplaces which add character and charm. A second bathroom is also located on this floor, fitted with vinyl flooring, a W.C. and wash-hand basin.

Externally, the property occupies a large corner site with substantial front, rear, and side garden space, offering excellent potential for landscaping and outdoor enjoyment.

This property presents an excellent opportunity for first-time buyers or investors seeking a home with potential in a convenient and established village setting.

Viewing is highly recommended.

FEATURES

- Situated in the heart of Cloughjordan Village, close to all local amenities
- Mains water, sewerage & OFCH
- Large front, rear and side garden
- Off street parking
- Built in 1955



ACCOMMODATION

Ground Floor

- | | | |
|--------------------|------------------------------|---|
| • Entrance Hallway | 1.54m (5'1") x 1.52m (5'0") | Vinyl Flooring |
| • Kitchen/dining | 4.92m (16'2") x 2.98m (9'9") | Vinyl Flooring electric cooker and plumbed for a washing machine. |
| • Bedroom 1 | 2.99m (9'10") x 2.96m (9'9") | Laminate timber flooring with original fireplace |
| • Bathroom | 2.93m (9'7") x 1.75m (5'9") | Tiled flooring with walk in shower and W.C. & W.H.B. |

First Floor

- | | | |
|-------------|-------------------------------|--|
| • Bedroom 2 | 4.94m (16'2") x 3.07m (10'1") | Laminate timber flooring with original fireplace |
| • Bedroom 3 | 3.17m (10'5") x 3.04m (10'0") | Laminate timber flooring with original fireplace |
| • Bathroom | 1.73m (5'8") x 1.68m (5'6") | Vinyl Flooring with W.C. & W.H.B. |





PRICE

€199,950

VIEWING

By appointment

Contact Negotiators:

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DIRECTIONS

From Cloughjordan Village head toward the Bothar Mhuire development by taking a right hand turn opposite Grace's Pub. This property is located at the front of the development, on the main road and can be identified by our For Sale sign. Eircode: E53 VW21

BUILDING ENERGY RATING (BER)

BER: D

BER No: 119530566

Energy Performance Indicator: 250.56 kWh/m²/yr



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property
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