REA | Eoin Dillon



6 BEDROOM DETACHED PROPERTY WITH OUTDOOR FACILITIES

G.I.A. 304.07 m^2 (3,272 sq. ft.)

FOR SALE BY PRIVATE TREATY

Killeenboy, Belmont
Cloghan
County Offaly
R42 XK06

AMV €525,000

BER B

DESCRIPTION

REA Eoin Dillon in conjunction with Jim Cashen Auctioneer presents this impressive 3,272 sq. ft. six bedroom dormer residence with detached workshop, garage, carport ,fuel shed, greenhouse and beautiful mature gardens.

This super six-bedroom, four bathroom detached turnkey family home offers generous living space, modern finishes, and beautifully maintained outdoor areas, making it ideal for family living .

At the heart of the property is a stunning open-plan kitchen, dining, and bright living area with under floor heating , flooded with natural light and designed for modern family life and entertaining. The contemporary fitted kitchen features high-quality cabinetry, ample storage, and generous worktop space, creating a stylish and practical hub of the home.

The property also boasts a private sitting-room to the front ,with six well-proportioned bedrooms, offering flexibility for growing families, guests, or home office space, along with four well-appointed bathrooms.

Outside, the home continues to impress with fabulous landscaped gardens that provide a private and peaceful setting to relax or entertain. A detached workshop /garage to the rear, a large carport, and an additional storage shed, purpose built raised vegetable beds and your own greenhouse. This property offer excellent space for vehicles, storage and hobbies. .

This exceptional property combines spacious accommodation, quality finishes, and outstanding outdoor amenities, offering everything needed for comfortable modern family living.

Viewing highly recommended.



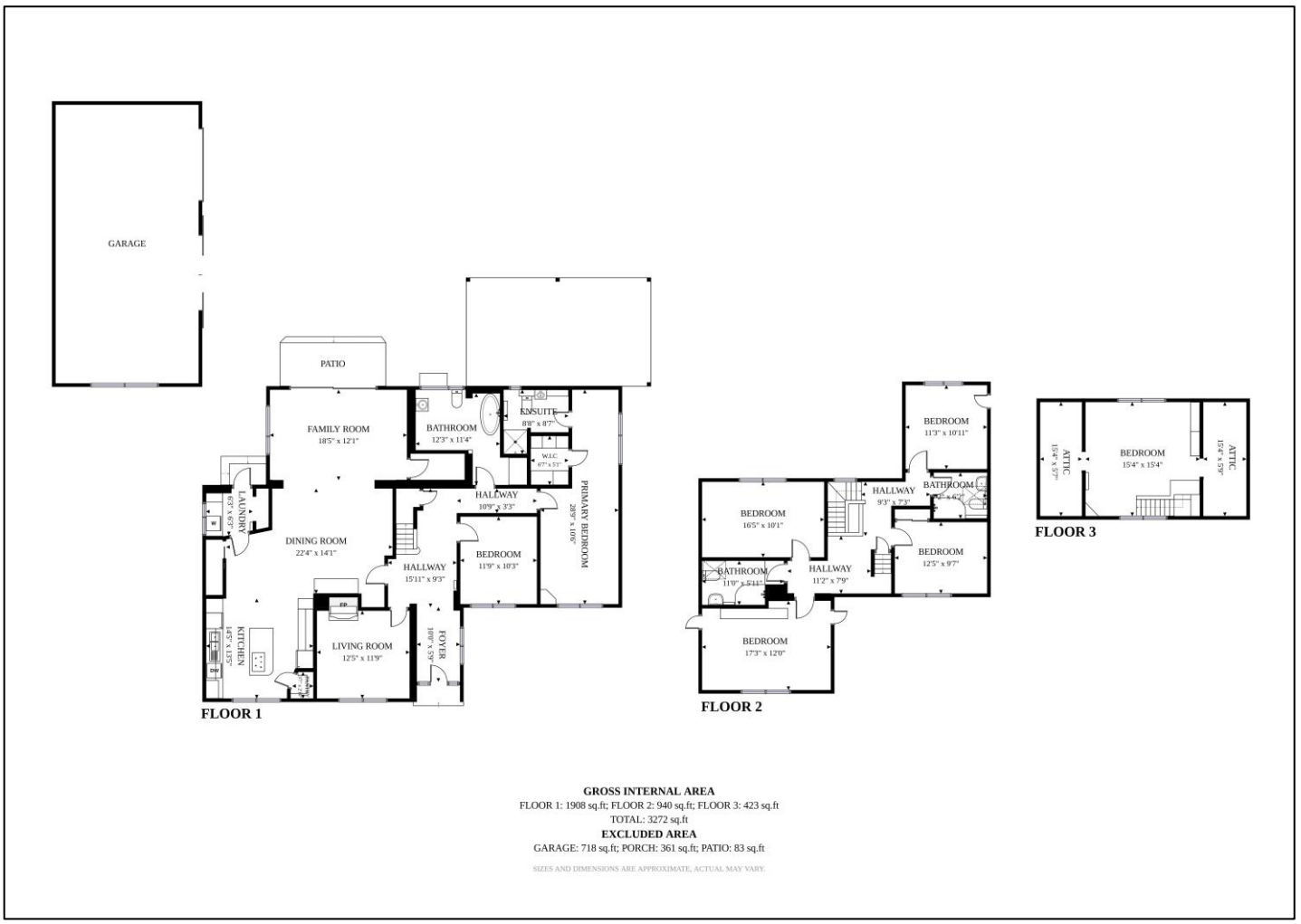






FEATURES

- Spacious Six bedroom dormer residence
- Four modern bathrooms
- Bright open-plan kitchen, dining, and living area
- Contemporary fitted kitchen with ample storage
- Beautifully maintained gardens
- Detached rear garage
- Large carport
- Additional storage shed



GROSS INTERNAL AREA
FLOOR 1: 1908 sq.ft; FLOOR 2: 940 sq.ft; FLOOR 3: 423 sq.ft
TOTAL: 3272 sq.ft
EXCLUDED AREA
GARAGE: 718 sq.ft; PORCH: 361 sq.ft; PATIO: 83 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PRICE

€525,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Jim Cashen

DIRECTIONS

From Borrisokane town centre continue on N65 for 2.6km. Turn right onto R438. Drive for 12.7km. At the junction turn right and an immediate left continuing on R438. Continue for 16.3km into Cloghan Village & turn left onto Belmont road. Drive for 850m & take a slight right. In 75m the property will be on your right hand side identified by our For Sale sign. Eircode: E42 XK06

BUILDING ENERGY RATING (BER)

BER: B
BER No: 119675148
Energy Performance Indicator: 122.09 kWh/m^2/yr

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