

REA

Eoin Dillon



2 BEDROOM SEMI-DETACHED
G.I.A. 78.94m² (849 sq. ft.)

FOR SALE BY PRIVATE TREATY

1 Bothar Mhuire,
Cloughjordan
County Tipperary
E53 YK66

AMV €225,000

BER D2

DESCRIPTION

REA Eoin Dillon is delighted to present this well maintained 2 bedroom semi-detached home on a large corner site in the heart of Cloughjordan Village, Co. Tipperary. Built in 1964 and spanning 78.94 sq.m., this property offers a blend of comfort and convenience in a prime location.

The entrance hall features a carpeted staircase leading to the first floor and laminate flooring throughout. To the right, the cozy living room is enhanced by laminate wood flooring and a solid fuel stove with a back boiler set in a charming brick surround. Opposite, the bright dining room also has laminate wood flooring and leads to a guest WC, which includes plumbing for a washing machine and dryer.

The rear of the property houses a modern kitchen, complete with fitted units, an electric oven and hob, and open shelving for additional storage.

Upstairs, there are two well proportioned bedrooms, both with laminate wood flooring and built-in storage. The family bathroom features a full sized bath with an electric shower overhead, WC, WHB, and lino flooring.

Externally, the large corner site has been beautifully landscaped with mature shrubbery, while the yard is fully cemented for low maintenance. A newly built 50 sq.m. galvanised double garage with electric doors and internal wiring adds excellent storage or workshop potential. Additionally, there is a rear covered decking area and two further sheds measuring 19.33 sq.m. and 7.2 sq.m.

This property presents a fantastic opportunity for first-time buyers, downsizers, or investors looking for a well maintained home in a thriving village setting.

FEATURES

- Situated in the heart of Cloughjordan Village, close to local amenities.
- Newly Built 50 sq.m. Garage – Galvanised double garage with electric doors and internal wiring.
- Beautifully landscaped with mature shrubbery and a spacious, low-maintenance yard.
- Mains water, sewerage & OFCH
- Built in 1964



ACCOMMODATION

Ground Floor

- Entrance hallway 1.8m (5'11") x 1.7m (5'7") Laminate wood flooring
- Living room 4.97m (16'4") x 3.06m (10'0") Laminate wood flooring, cast Iron solid fuel stove with back boiler.
- Kitchen 4.02m (13'2") x 1.78m (5'10") Tiled flooring with fitted wall & base units electric oven and hob.
- Dining room 2.97m (9'9") x 3m (9'10") Laminate wood flooring
- Guest WC 2.65m (8'8") x 1.88m (6'2") W.C. and W.H.B. and plumbed for a washing machine and dryer

First Floor

- Bedroom 1 3.04m (10'0") x 2.95m (9'8") Laminate wood flooring with built in wardrobe.
- Bedroom 2 4.9m (16'1") x 2.54m (8'4") Laminate timber flooring with build in wardrobe.
- Family Bathroom 1.77m (5'10") x 1.65m (5'5") Lino flooring, full sized bath with over head electric shower W.C. and W.H.B.





PRICE

€225,000

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. Continue straight and the property will be on your right hand side. Eircode E53 YK66.

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 117655076

Energy Performance Indicator: 288.31 kWh/m²/yr



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