

REA

Eoin Dillon



5 BEDROOM DORMER
G.I.A. 231m² (2,486 sq. ft.)

FOR SALE BY PRIVATE TREATY

Carrigeen,
Birdhill
County Tipperary
V94 D43T

AMV €395,000

BER B3

DESCRIPTION

REA Eoin Dillon is delighted to present this exceptional five bedroom residence, perched on an elevated site with breathtaking views of the River Shannon. Perfectly positioned just a short walk from Birdhill village, this stunning property offers spacious living in a highly sought after location.

Step into a bright and welcoming hallway with laminate wood flooring and a staircase leading to the first floor. To the right lies a generously sized living room featuring glass patio doors that fill the space with natural light, laminate flooring, and a cosy insert stove.

To the rear of the property is a stylish dining room with double doors opening to the kitchen/breakfast area. The kitchen is fitted with ample units, lino flooring, an electric oven with gas hob, plumbing for a dishwasher, and a charming traditional style range. Adjacent is a well equipped utility room with fitted units, plumbing for both washing machine and dryer, a storage area, and access to the rear garden. A ground floor WC with tiled flooring, WC and WHB completes the ground floor amenities.

Also on the ground floor are a home office and a second living room, ideal for growing families or remote working needs.

Upstairs you'll find five generously sized double bedrooms, all with wood flooring. The master bedroom features built-in wardrobes, a private ensuite, and a large window capturing panoramic countryside views and the River Shannon. The family bathroom is fully tiled and includes a spacious double shower, WC, and WHB.

The home benefits from oil fired central heating, a septic tank, and was originally constructed in 1998.

Outside, the property is surrounded by mature gardens, a tarmac driveway, and stone boundary walls. The 0.22 hectare (approx. 0.54 acres) site includes a 40 sq.m. detached garage, providing ample storage or workshop space.

Situated just 450 metres from Birdhill village and within easy reach of Ballina/Killaloe (5.6km), Newport (8.6km), Nenagh (20.8km), Limerick City (25.5km), and Shannon Airport (52.1km), this home offers the perfect blend of rural charm and urban convenience.

This turn key property is ready for immediate occupation and would make a beautiful family home in an unbeatable location.

Viewing is highly recommended.





ACCOMMODATION



Carrigeen, Birdhill, Co. Tipperary V94D43T

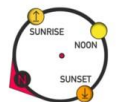
REA **EIN DILLON**

Approx. floor area **231m² / 2486ft²**

5 3 3

40m² 430ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty





PRICE

€395,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Birdhill roundabout take the second exit (following signs for Birdhill), continue on the R445 (Old Dublin Road) for approximately 450 metres. Take the first left turn after Coopers Bar and continue for a short distance, the property will be located on your left.

Eircode V94 D43T

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 101287498

Energy Performance Indicator: 132.82 kWh/m²/yr



the mark of
property
professionals
worldwide

