

# REA

# Eoin Dillon



5 BEDROOM DETACHED  
G.I.A. 235m<sup>2</sup> (2,530 sq. ft.)

FOR SALE BY PRIVATE TREATY

Newtown Guest,  
Cloughjordan  
County Tipperary  
E53 NY04

AMV € 375,000

BER C1

## DESCRIPTION

REA Eoin Dillon proudly presents this beautifully appointed 5 bedroom detached residence, set on a mature and 1.15 acre site with countryside views. This spacious and elegant home extends to 235 sq.m./ 2,530 sq.ft and has been thoughtfully designed to accommodate family living with both comfort and practicality in mind.

Upon entering, you're greeted by a generous entrance hallway leading to a bright sitting room with bay window and open fireplace with polished stone surround. The heart of the home is the expansive open plan kitchen/dining room, featuring newly fitted modern units, a Belfast sink, integrated dishwasher, electric oven, and hob. French doors in the dining area open directly to the rear garden, making it ideal for outdoor living and entertaining. Just off the kitchen is a dedicated utility room with external access, as well as a convenient guest W.C.

The ground floor hosts four spacious double bedrooms, one of which benefits from an en-suite bathroom. The family bathroom is also located on this level.

Upstairs, the first floor is home to a private master suite, featuring a generous bedroom, walk-in wardrobe, and large en-suite. A dedicated home office/study is also located on this level, offering a quiet retreat ideal for remote work or creative space.

Externally, the property continues to impress with a detached garage, sweeping driveway, and manicured lawns, all framed by tranquil rural surroundings.

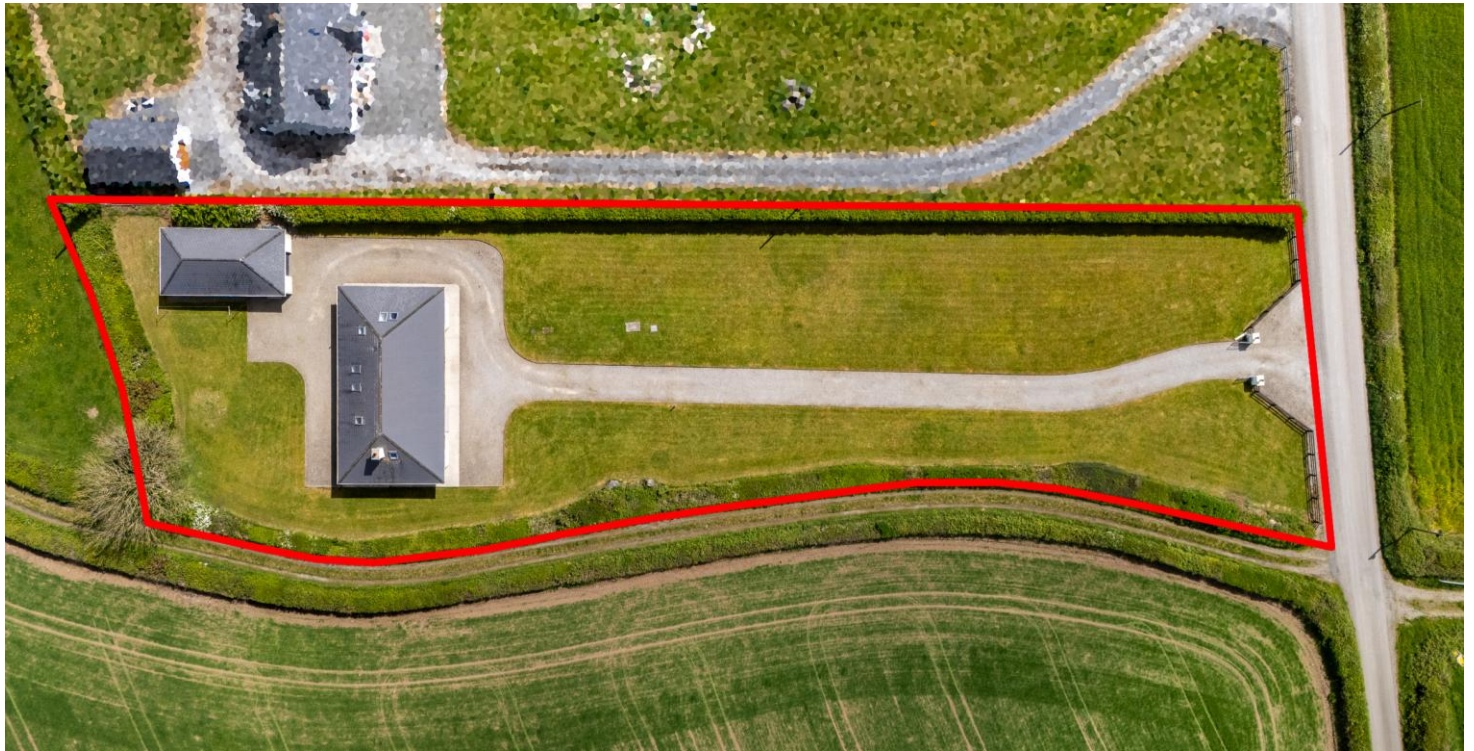
Located just 7 minutes from Cloughjordan and 20 minutes from Nenagh, this home offers a peaceful rural lifestyle within easy reach of local amenities.

## FEATURES

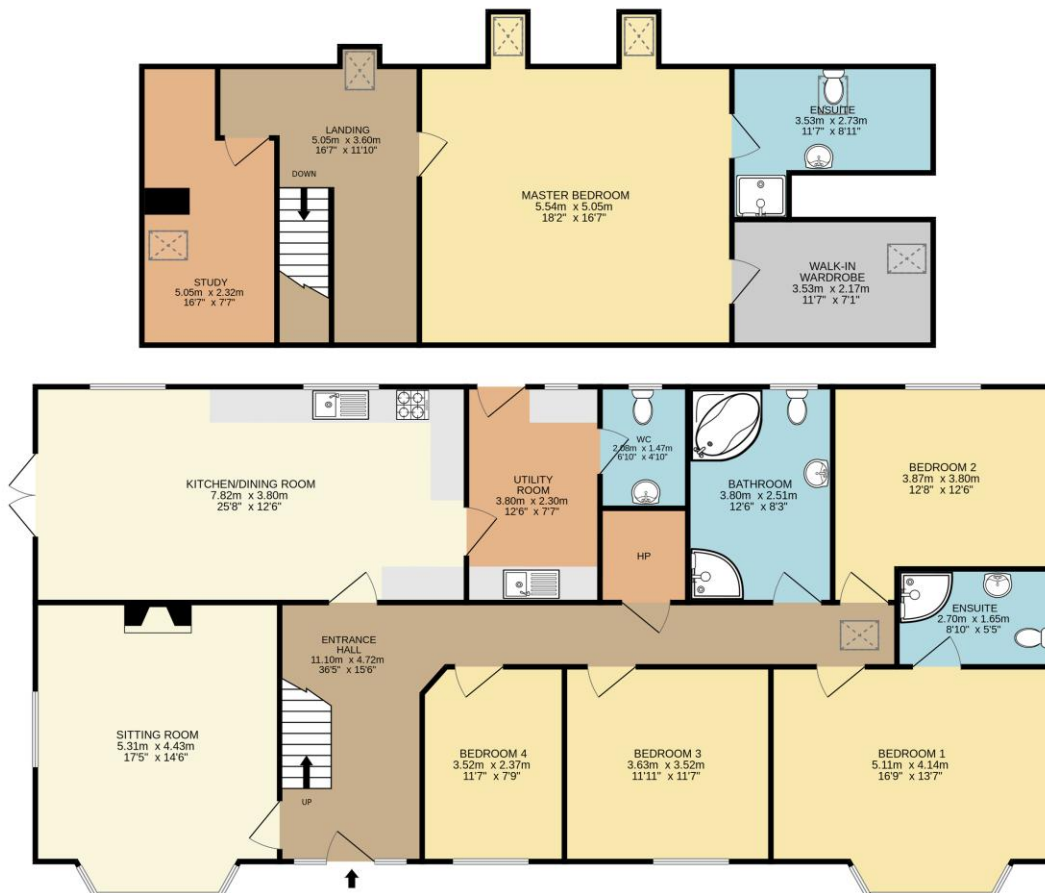
- Situated on a c.1.15 acre site with stunning countryside views
- Oil fired central heating, mains water and septic tank
- Detached garage
- Only 7 mins to Cloughjordan, 20 mins to Nenagh, and 24 mins to Birr
- Manicured gardens with mature lawns







## ACCOMMODATION

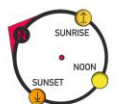


Newtownguest, Cloughjordan, Co. Offaly E53 NY04

Approx. floor area  
235m<sup>2</sup> / 2530ft<sup>2</sup>



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

€ 375,000

## VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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County Tipperary, E45 W244

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PSRA - 001790

## DIRECTIONS

From Cloughjordan village, head east on Main Street and take the left at the Corner House Bar onto the R491.

Continue for approximately 3.4 km, then take a right turn, followed by an immediate left. The property is located on the right-hand side. Eircode E53 NY04.

## BUILDING ENERGY RATING (BER)

BER: C1

BER No: 106900160

Energy Performance Indicator: 171.76 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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