

REA

Eoin Dillon



3 BEDROOM BUNGALOW
G.I.A. 171.06m² (1,841 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ashgrove
Terryglass
County Tipperary
E45 XN73

AMV €419,950

BER D1

DESCRIPTION

REA Eoin Dillon are delighted to present this superb three bedroom detached bungalow located just a short stroll from the picturesque lakeside village of Terryglass, Co. Tipperary.

Nestled on a generous 0.22 hectare (0.55 acre) site, this beautifully maintained home boasts expansive front and rear lawns, providing ample room for outdoor enjoyment and relaxation. This impressive property includes a detached garage measuring 21.6 sq.m., perfect as a home office, gym or guest accommodation subject to planning permission, complete with its own ensuite bathroom. Additionally, the property offers excellent outbuilding space including a plumbed and wired gym/home office with ensuite (3.01m x 2.9m) and a turf shed measuring 3.78m x 3.25m and a tool shed with washing facilities.

Inside, the accommodation is bright and inviting, starting with an entrance porch leading into a tiled hallway. To the rear of the property, a spacious open plan kitchen/dining area features tiled flooring, fitted units, tiled splashback, kitchen island, and integrated appliances including an electric oven, grill and hob. A separate utility room off the kitchen is fully plumbed and includes a pantry. The spacious living room benefits from stunning floor to ceiling windows which flood the space with natural light, along with a solid fuel stove with a brick surround. There are three generously sized bedrooms, with the main bedroom enjoying its own ensuite. A fully tiled family bathroom includes a full size bath, W.C and W.H.B.

Terryglass is one of Ireland's hidden gems, a charming lakeside village on the shores of Lough Derg, renowned for its friendly community, scenic beauty, and award winning gastro pubs. This vibrant village has twice won the prestigious Irish Tidy Towns competition and offers a warm, welcoming atmosphere with excellent local amenities. Whether it's boating, fishing, walking trails, or simply relaxing in one of the local pubs or cafes, Terryglass provides the perfect blend of country living with lakeside leisure.

FEATURES

- Situated within walking distance of the scenic lakeside village of Terryglass
- Oil-fired central heating (O.F.C.H), mains water and a septic tank
- Self contained gym/home office unit (21.6 sq.m) with en-suite bathroom
- Set on 0.55 acres with large front and rear lawns
- Well maintained 3 bedroom property throughout



ACCOMMODATION

Ground Floor

- Porch 2.41m (7'11") x 0.84m (2'9") Tiled floor
- Entrance Hall 4.44m (14'7") x 2.57m (8'5") Tiled flooring & hotpress
- Kitchen/ Dining Room 9.59m (31'6") x 3.02m (9'11") Tiled flooring, fitted kitchen units, kitchen island, plumbed for dishwasher, tiled splashback, electric oven, grill & hob
- Utility Room 3.56m (11'8") x 2.35m (7'9") Tiled flooring, pantry, plumbed for washing machine & dryer
- Living Room 6.47m (21'3") x 5.99m (19'8") Wood flooring and solid fuel stove with brick surround
- Bedroom 1 4.7m (15'5") x 3.31m (10'10") Carpet flooring
- En-suite bathroom 2.39m (7'10") x 1.84m (6'0") Fully tiled, walk-in shower, W.C & W.H.B
- Bedroom 2 3.72m (12'2") x 3m (9'10") Laminate wood flooring
- Bedroom 3 5.33m (17'6") x 3.93m (12'11") Laminate wood flooring, open fireplace & large bay window
- Bathroom 2.19m (7'2") x 1.81m (5'11") Fully tiled, W.C, W.H.B & bath





PRICE

€419,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Terryglass village, continue on the R493 following signs for Ballinderry. Pass Paddy's Bar on your right and continue for approximately 800 metres. The property is located on the right-hand side, marked by our For Sale sign. Eircode E45 XN73.

BUILDING ENERGY RATING (BER)

BER: D1

BER No: 100521285

Energy Performance Indicator: 230 kWh/m²/yr



the mark of
property
professionals
worldwide



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

