

REA

Eoin Dillon



2 BEDROOM BUNGALOW
G.I.A. 63.9m² (688 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballingarry
Roscrea
County Tipperary
E53 NA00

AMV €199,950



DESCRIPTION

REA Eoin Dillon is proud to present to the market this charming bungalow nestled in the picturesque setting of Ballingarry Village. Immaculately presented, this property offers a turn key opportunity and is a must see for prospective buyers.

Upon entering the property, you are greeted by a welcoming hallway. To your left is the living room which features timber flooring and an open fireplace. The kitchen/dining room boasts timber flooring, full range of wall and base fitted units, tiled splashback, integrated fridge/freezer, electric oven and hob and has an added advantage of a solid fuel stove with a back boiler, providing both warmth and practicality by heating the water and radiators.

The bathroom is fully tiled and complete with an electric shower, W.C. and W.H.B. Both bedrooms provide peaceful sanctuaries with carpeted floors ensuring restful nights and serene mornings.

Externally, the property boasts two generously sized sheds, measuring 8.4m x 3.5m and 5.8m x 4.2m respectively, offering ample storage space for tools & equipment.

Surrounding the property are meticulously maintained gardens to the front and rear, with mature hedging, providing an oasis of peace, privacy and natural beauty.

Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

FEATURES

- Charming bungalow nestled in the picturesque setting of Ballingarry Village
- O.F.C.H, mains water and septic tank
- Generous 0.54 acre site
- Well maintained front and rear lawns with tarmac driveway
- Two sheds, measuring 8.4m x 3.5m and 5.8m x 4.2m



ACCOMMODATION

Ground Floor

- | | | |
|-----------------------|-------------------------------|--|
| • Hallway | 5.57m (18'3") x 0.97m (3'2") | |
| • Living Room | 3.77m (12'4") x 2.92m (9'7") | Timber flooring & open fireplace |
| • Kitchen/Dining room | 6.82m (22'5") x 3.02m (9'11") | Timber flooring, full range of fitted units, electric oven and hob, tiled splashback and solid fuel stove with back boiler |
| • Bathroom | 2m (6'7") x 1.94m (6'4") | Fully tiled, electric shower, W.C. & W.H.B. |
| • Bedroom 1 | 3.89m (12'9") x 1.09m (3'7") | Carpet flooring |
| • Bedroom 2 | 3.76m (12'4") x 2.75m (9'0") | Carpet flooring |





PRICE

€199,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

DIRECTIONS

From Ballingarry, take the left hand turn opposite The Glue Pot Bar. In 100m the property will be on your right recognised by our For Sale Sign. Eircode: E53 NA00

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 103718037

Energy Performance Indicator: 328.44 kWh/m²/yr

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