

REA

Eoin Dillon



5 BEDROOM DETACHED RESIDENCE
G.I.A. 283 sq. m. (3,046 sq. ft.)

FOR SALE BY PRIVATE TREATY

Moanfin,
Nenagh,
County Tipperary
E45 FD88

AMV €649,950

BER B3

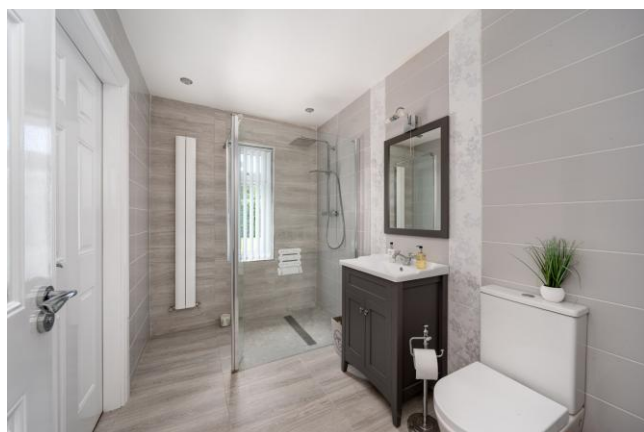
DESCRIPTION

REA Eoin Dillon are delighted to present to the market this spectacular five bedroom, three bathroom detached residence extending to approximately 283 sq.m. (3,046 sq.ft.), located less than a five minute drive from Nenagh town centre, schools and M7 motorway.

Built in 1988 and extended in 2000, this home sits on a beautifully landscaped site of approximately 0.52 ha (1.29 acres), offering ample outdoor space with huge potential for stables, a tennis court, vegetable garden or other recreational use. The property is approached through electric gates onto a gravel driveway framed by manicured lawns, mature shrubs and hedging. To the rear, a cobblestone courtyard and patio area off the conservatory provide the perfect setting for outdoor entertaining, while the landscaped grounds offer privacy and countryside views.

Inside, the accommodation is bright, spacious and thoughtfully laid out. The porch opens into an inviting entrance hall with tiled flooring and a carpeted staircase to the first floor. To the right is the sitting room, featuring a bay window and an open fireplace with a marble surround, while to the left is the generously proportioned living/dining room with a gas fire, marble surround, bay window and sliding glass doors to the rear courtyard. The kitchen/breakfast room is fitted with solid oak units, a laminate wood floor, oil fired Stanley range (cooking and heating the radiators) plus an electric oven and hob. From the kitchen, you enter the impressive extended living space, which incorporates a large tiled area with an electric fire leading into the stunning glass conservatory, complete with French doors opening onto the side patio. The utility room is fitted with a kitchenette, additional storage, and is plumbed for a washing machine and dishwasher, with direct access to the courtyard. The ground floor also offers a spacious bedroom with built in wardrobes and access to a Jack and Jill bathroom, which is fully tiled and features a large walk in shower, WC and vanity unit. An attached garage/workshop/studio is insulated and prepared for conversion. This extended area offers the potential to create a self contained unit or granny flat if desired.

Upstairs, a bright, carpeted landing leads to the sunroom, where stunning views of the gardens and adjoining yard can be enjoyed. The master bedroom includes a built in wardrobe, an ensuite with varnished wood flooring, electric shower, WC and vanity unit. Three further bedrooms, two with built in wardrobes, and a family bathroom complete the first floor. This impressive home combines generous living/ entertaining space, beautifully landscaped gardens in a private rural setting within 5 minutes of Nenagh Town and the highly regarded Kilruane National School all within close proximity to the M7 motorway. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



KEY FEATURES

- Fantastic location, just a 5 minute drive from Nenagh town centre and M7 motorway
- Built in 1988 and extended in 2000, this property is presented in excellent condition and ready for immediate occupancy
- Gas and oil fired central heating, septic tank, and group water supply
- Large site of 0.52 ha (1.29 acres), ideal for stables, tennis court, vegetable garden, or other recreational uses.
- Beautifully landscaped grounds



ACCOMMODATION



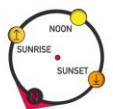
Moanfin, Nenagh, Co. Tipperary E45FD88



Approx. floor area
283m² / 3046ft²



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

€649,950

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 Nenagh, head out the Old Dublin Road (passing Abbey Court Hotel on the right). Take the left hand turn (signposted Cloughjordan) in about 2km the property will be on your right hand side. Eircode E45 FD88.

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 118517846

Energy Performance Indicator: 139.94 kWh/m²/yr



the mark of
property
professionals
worldwide



Ireland's Biggest Property Website

