

# REA

# Eoin Dillon



4 BEDROOM DETACHED PROPERTY ON 1.46 ACRES  
G.I.A. 242.13 m<sup>2</sup> (2,606 sq. ft.)

FOR SALE BY PRIVATE TREATY

Clonbrennan  
Roscrea  
County Offaly  
E53 X589

AMV €650,000

BER B3

## DESCRIPTION

Prepare to be impressed by this truly outstanding family home, offering a perfect blend of quality, elegance, and modern comfort in a prime countryside location. Built in 2008 and finished to an exceptionally high standard throughout, this impressive residence is sure to appeal to discerning purchasers seeking a distinctive family home with generous living space and beautifully maintained grounds. Ideally situated just 7.2km from Roscrea town and only a 10-minute drive from the M7 Dublin/Limerick motorway, the property combines peaceful rural living with excellent accessibility.

Upon entering, you are welcomed by a bright and inviting reception hall with tiled flooring and a carpeted staircase leading to the first floor. To the right, the spacious sitting room features solid oak timber flooring, an open fireplace, and French doors opening directly onto the rear garden, creating a warm and welcoming atmosphere. The heart of the home is the impressive open-plan kitchen, dining, and living area, complete with tiled flooring, a full range of fitted units, a kitchen island, an electric Rangemaster cooker, and a solid fuel stove that heats the entire residence. Adjacent to the kitchen is a versatile sunroom/playroom with tiled flooring and French doors leading to the garden, providing additional living space ideal for family life. The utility room is fitted with built-in storage units, tiled flooring, and is plumbed for a washing machine and dryer. A well-appointed ground floor shower room comprises a W.C., W.H.B. and shower.

Upstairs, there are four generously sized bedrooms, all finished with timber flooring. The master bedroom benefits from built-in wardrobes and a fully tiled en-suite bathroom. The spacious family bathroom is fully tiled and includes a jacuzzi bath, separate shower, W.C., and W.H.B.

Externally, the property is approached via a tarmac driveway with electric gates. The beautifully landscaped grounds extend to approximately 1.46 acres and offer exceptional outdoor space for relaxation and entertaining. A timber-framed outdoor dining area extending to 17.62 sq.m provides the perfect setting for family gatherings and summer entertaining. Further enhancing the property is a detached garage extending to 35.25 sq.m, complete with a roller door and a built-in insulated office space, offering excellent flexibility for remote working, hobbies, or additional storage. A separate bike shed extending to 8.11 sq.m also houses the property's water softener treatment system. With expansive gardens, versatile accommodation, and a high-quality finish throughout, this superb home presents a rare opportunity to acquire a truly special family residence in a highly convenient location.

**Additional land extending to approximately 4.97 acres (2.01 hectares) is available by separate negotiation.**

Early viewing is highly recommended.



## ACCOMMODATION

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### Ground Floor

- Entrance Hall 4.15m (13'7") x 3.29m (10'10") Tiled flooring & carpeted stairs to the first floor
- Sitting Room 7.95m (26'1") x 4.92m (16'2") Solid oak timber flooring, open fire place and French doors to rear garden
- Kitchen/Dining/Living Room 7.95m (26'1") x 4.93m (16'2") Tiled flooring, electric Rangemaster, island, full range of fitted units, plumbed for dishwasher and solid fuel stove
- Sun room/Playroom 5.29m (17'4") x 3.96m (13'0") Tiled flooring and French doors to rear garden
- Utility 4.78m (15'8") x 1.74m (5'9") Tiled flooring, built in storage units, plumbed for washing machine and dryer
- Shower room 2.77m (9'1") x 1.36m (4'6") Tiled flooring, W.C, W.H.B and shower
- Plant Room 1.84m (6'0") x 1.37m (4'6") Tiled flooring and pressurised water system

### First Floor

- Bedroom 1 4.93m (16'2") x 3.27m (10'9") Timber flooring
- Master Bedroom 4.52m (14'10") x 3.07m (10'1") Timber flooring and built in wardrobes
- En-suite Bathroom 2.88m (9'5") x 1.07m (3'6") Fully tiled, W.C, W.H.B and electric shower
- Bedroom 3 4.92m (16'2") x 3.67m (12'0") Timber flooring
- Bedroom 4 4.14m (13'7") x 4.92m (16'2") Timber flooring
- Family Bathroom 3.46m (11'4") x 3.23m (10'7") Fully tiled, W.C, W.H.B, electric shower and jacuzzi bath



## PRICE

€650,000

## VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

## DIRECTIONS

From Main Street, Roscrea, take the R421 towards Castle Street and turn right onto the R491. Continue for approximately 2km, then turn left onto Timeighter and proceed for 2.3km. Continue onto Clyduff, and at the junction, bear right to stay on Clyduff for a further 1.7km. Continue onto Clonbrennan and after approximately 400m, turn right. The property will be located on the left, clearly identified by our For Sale sign. Eircode: E53 X589

## BUILDING ENERGY RATING (BER)

BER: B3

BER No: 103646394

Energy Performance Indicator: 129.94 KWh/m<sup>2</sup>/yr



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.

