

REA

Eoin Dillon



4 BEDROOM DETACHED DORMER
G.I.A. 193.62m² (2084.11 sq. ft.)

FOR SALE BY PRIVATE TREATY

Bawn
Nenagh
County Tipperary
E45 WV77

AMV €449,950

BER C

DESCRIPTION

REA Eoin Dillon is delighted to present this charming four-bedroom residence to the market, ideally situated just outside Nenagh in a peaceful countryside setting while remaining within easy reach of all local amenities.

Upon entering, you are welcomed by a bright and inviting entrance hall, finished with warm timber flooring and a staircase leading to the first floor accommodation. To the left lies a spacious sitting room, complete with carpet flooring and a solid fuel insert stove, creating a cosy and comfortable living space. To the rear of the property is the heart of the home – a generous open-plan kitchen and dining area. This well appointed space features tile-effect timber flooring, a full range of fitted units, a central kitchen island, a Rangemaster Nexus Duel Fuel gas/induction combo hob and electric oven, and a solid fuel stove with back boiler, making it ideal for both everyday family living and entertaining guests.

The ground floor also accommodates a fully tiled family bathroom, complete with WC, WHB, and bath. A versatile den/playroom provides excellent flexibility and could easily serve a variety of uses depending on individual requirements. Adjacent to the kitchen is a convenient home office, benefiting from built-in storage and timber flooring, making it an ideal workspace. A well-proportioned ground floor bedroom with timber effect linoleum flooring offers further accommodation options, while a gym with laminate timber flooring completes the ground floor layout.

Upstairs, the first floor comprises three spacious bedrooms, two of which feature carpet flooring. The master bedroom is particularly impressive, offering timber flooring, built-in storage, and a private en-suite bathroom. A family bathroom serves the remaining bedrooms, while a walk-in wardrobe/dressing room provides excellent storage solutions. One of the bedrooms is currently utilised as a second walk-in wardrobe, demonstrating the flexibility of the accommodation on offer.

Externally, the property is surrounded by beautifully landscaped gardens that have been carefully maintained and thoughtfully designed to create a tranquil outdoor setting. The grounds feature two fuel sheds extending to approximately 8.56 sq.m and 9.74 sq.m respectively, providing valuable storage space. The elevated rear garden enjoys a wonderful sense of privacy and includes a patio area, perfectly positioned for outdoor dining and entertaining. Further enhancing the property's appeal is the addition of an EV charging point, offering a convenient and future-proof solution for electric vehicle owners.

Viewing is highly recommended

FEATURES

- Four bedroom beautifully presented family home ready for immediate occupancy.
- Property sits on 0.42 acre (0.17 hectare) site.
- O.F.C.H, group water scheme, septic tank and solar panels.
- Landscaped gardens with sheds to the rear.
- Fibre broadband connection
- Year of construction: 1975



ACCOMMODATION

Ground Floor

• Entrance Hall	4.49m (14'9") x 4.36m (14'4")	Timber floors and timber staircase with under stair storage.
• Living Room	6.03m (19'9") x 3.39m (11'1")	Carpet flooring and insert solid fuel stove.
• Kitchen/Dining	7.99m (26'3") x 3.42m (11'3")	Timber effect tile floors, solid fuel stove, gas oven and hob, island, full range of fitted units, double fridge/freezer and plumbed for dishwasher.
• Office	3.17m (10'5") x 2.37m (7'9")	Timber flooring and built in storage.
• Guest Bathroom	2.64m (8'8") x 1.69m (5'7")	Fully tiled, bath, W.C and W.H.B
• Den/Playroom	2.69m (8'10") x 2.67m (8'9")	Laminate timber floor
• Gym	5.05m (16'7") x 2.76m (9'1")	Concrete flooring
• Bedroom 1	3.39m (11'1") x 3.17m (10'5")	Timber flooring
• Utility	2.86m (9'5") x 1.77m (5'10")	Tile flooring, fitted units and plumbing for washing machine and dryer.

First Floor

• Bedroom 2	3.37m (11'1") x 2.67m (8'9")	Carpet flooring and built in storage.
• Dressing Room	2.93m (9'7") x 1.78m (5'10")	Carpet flooring
• Bedroom 3	3.32m (10'11") x 2.67m (8'9")	Carpet flooring
• Family Bathroom	1.95m (6'5") x 1.76m (5'9")	Tile flooring, W.C, W.H.B and electric shower.
• Master Bedroom	4.54m (14'11") x 3.08m (10'1")	Timber flooring and built in wardrobes.
• En-suite	2.35m (7'9") x 1.05m (3'5")	Tile flooring, W.C, W.H.B and shower.





PRICE

€449,950

VIEWING

By appointment

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DIRECTIONS

From Nenagh head out R500 towards Dolla. After approximately 2.9km the property will be located on your right identified by our For Sale sign. Eircode: E45 WV77

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 102692563

Energy Performance Indicator: 156.68



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property
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