

# REA

# Eoin Dillon



4 BEDROOM DETACHED HOUSE  
G.I.A. 303.1 m<sup>2</sup> (3,262.54 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballyhisky, Carrigatoher  
Nenagh  
County Tipperary  
E45 D529

AMV €495,000

BER B

## DESCRIPTION

REA Eoin Dillon is delighted to welcome you to this beautiful turnkey property, ideally situated in Ballyhisky, Carrigatoher, Nenagh, Co. Tipperary. This superb home has been finished to a high standard throughout and offers comfortable, modern living in a peaceful countryside setting.

Just a 10 minute drive from Nenagh town centre (8.3km) and approximately 35km to Limerick city, via the M7.

On entering this beautiful home, you are welcomed by a bright and spacious entrance hall, beautifully finished with solid oak flooring and an elegant solid oak staircase. To the left is the inviting living room, offering a warm and cosy atmosphere with a cast iron solid fuel stove, perfect for relaxing evenings. Also on the ground floor is a versatile study, which can easily be adapted to suit a variety of needs, whether as a home office, playroom, guest bedroom, or an additional reception room. To the right of the entrance hall lies the impressive open plan kitchen and dining area, featuring solid oak flooring, an extensive range of fitted wall and base units, a Rangemaster cooker with hob, and an integrated dishwasher. Just off the kitchen is a practical utility room with tiled flooring, a central vacuum hoover system, and plumbing for both a washing machine and tumble dryer. Also leading from the kitchen is the bright and spacious sunroom, flooded with natural light and providing the perfect space to relax or entertain while enjoying views of the garden. Completing the ground floor is a fully tiled family bathroom, fitted with a WC, wash hand basin, and an electric shower.

Upstairs there are a further three bedrooms all with solid oak flooring. Two of the bedrooms have the benefit of built-in wardrobes and fully tiled en-suite bathrooms. There is also a fully tiled family bathroom on this floor. This bathroom features a W.C, W.H.B and jacuzzi bath.

The third floor offers two spacious storage rooms, providing excellent additional storage or potential for a variety of uses, along with a fully tiled bathroom complete with a shower, making this level both practical and versatile.

Externally, there is a stone driveway with fabulously maintained gardens and electric gates. This property sits on 0.82 acres and has the benefit of a large garage measuring 67.63 sq.m with an attached workshop with loft extending to 9.8 sq.m.

Viewing is highly recommended.

## FEATURES

- Fantastic location just 8.3km to Nenagh town centre and 35km to Limerick, via the M7.
- Family home in turnkey condition ready for immediate occupancy
- O.F.C.H, private well & septic tank.
- Large garage & workshop measuring 67.63 sq.m and 9.8 sq.m.
- Large 0.82 acre site with well maintained garden.



## ACCOMMODATION

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### Ground Floor

- Entrance Hallway 7.11m (23'4") x 3.18m (10'5") Solid wood oak flooring and staircase.
- Living room 5.02m (16'6") x 4.48m (14'8") Solid wood oak flooring with a cast iron solid fuel stove.
- Kitchen/dining room 8.5m (27'11") x 4.47m (14'8") Solid wood oak flooring with fully fitted wall and floor solid oak units with granite worktop featuring an electric cream Rangemaster cooker also a separate gas hob.
- Utility 3.36m (11'0") x 2.02m (6'8") Tiled flooring and plumbed for a washing machine and dryer also their is vacum hover system installed.
- Sun room 5.21m (17'1") x 3.96m (13'0") With solid wood oak flooring
- Ground floor bedroom/Office 3.46m (11'4") x 3.36m (11'0") Solid wood oak flooring with fitted wall and floor office units.
- Guest bathroom 2.25m (7'5") x 2.04m (6'8") Fully tiled Electric pump shower with W.C & W.H.B.

### First Floor

- Bedroom 2 4.49m (14'9") x 4.38m (14'4") Solid wood flooring
- En-suite 2.15m (7'1") x 2.06m (6'9") Fully tiled with build in vanity unit with W.C & W.H.B.
- Bedroom 3 4.54m (14'11") x 3m (9'10") Solid wood flooring with fitted wardrobes
- Master Bedroom 5.02m (16'6") x 4.47m (14'8") Solid wood flooring with fitted wardrobes
- En-suite 3.17m (10'5") x 2.13m (7'0") Fully tiled with His & Hers double sink unite with electric pump power shower.
- Family Bathroom 3.2m (10'6") x 3.15m (10'4") Fully tiled featuring a raised jacuzzi bath tub and W.C & W.H.B.

### Second Floor

- Storage Room 1 5.39m (17'8") x 4.48m (14'8") Solid wood flooring
- Storage Room 2 5.32m (17'5") x 5.04m (16'6") Solid wood flooring
- Bathroom 2.61m (8'7") x 1.57m (5'2") Fully tiled with electric pump shower and W.C. W.H.B.



### PRICE

€495,000

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

From Nenagh take the R445 (Limerick Road) and continue past the Nissan garage on the left. Continue straight through the roundabout on to the N52. At Tullahedy roundabout take the first exit and keep to the right. At the next roundabout take the second exit following signs for Birdhill. Stay on the old Limerick Road (R445) for 2.1km. Take a right turn at Garland Nursueris ( L2143). Drive for 1.5km & the property will be on your left hand side identified by our For Sale sign. Eircode: E45 D529

### BUILDING ENERGY RATING (BER)

BER: B2

BER No: 105013528

Energy Performance Indicator: 102.59 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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