

REA

Eoin Dillon



5 Bed fully refurbished and extended house G.I.A. 218m² (2,345 sq. ft.)

Attic G.I.A. 29.02m² (312 sq. ft.)

Office/Bar G.I.A. 23.21m² (250 sq. ft.)

2 Store rooms G.I.A. 16.27m² (175 sq. ft.)

FOR SALE BY PRIVATE TREATY

Downamona,
Nenagh
County Tipperary
E45 VK51

AMV €495,000

BER B3

DESCRIPTION

REA Eoin Dillon are proud to introduce you to this truly wonderful family home in a prime location which will appeal to many. This property exudes quality and elegance with wonderfully high ceilings throughout and is sure to be of enormous interest to those seeking a distinctive family home in an exclusive and most convenient location.

On entering the property there is a welcoming reception hall with a tiled floor. A bright and airy living room with laminate wood flooring and solid fuel stove features a large window and vaulted ceiling with exposed beams. This room connects you to the kitchen/dining room which has a tiled floor, a full range of eye and base level units, island unit, Silestone counter tops and splashbacks and double doors to a patio area allowing an abundance of natural light into this area. There is a utility room off the kitchen with a tiled floor, fitted units and is plumbed for washing machine and dryer. There is five bedrooms in this property all with laminate wood flooring, three featuring built in wardrobes. The main bedroom has sliderobes, walk-in-wardrobe and an en-suite bathroom featuring a rolltop bath. The fifth bedroom is currently being used as a second living room. The family bathroom is fully tiled and features a wet room, W.C. and W.H.B. This property has the benefit of a loft/store accessible by a spiral staircase which has laminate wood flooring.

The jewel in the crown of this special property is the well maintained gardens providing for an abundance of colour and scent, a haven of peace, tranquility and privacy offering an ideal entertainment space for family gatherings or just a retreat after a busy day. This property has the added advantage of a detached old stone building with two store rooms and the main area has been converted into a bar/pool room featuring a tiled floor, exposed beams, seating area and a toilet. This would also make an ideal home office.

With expansive front and rear gardens set on 0.67 acres and generously proportioned versatile living accommodation this cleverly designed house is finished to an exceptionally high standard and boasts a B3 energy rating. Viewing highly recommended. Video tour available on request.

FEATURES

- Fabulous tranquil setting yet only three minutes drive from Nenagh, Scholars creche, schools, pubs & shops & M7 at J26.
- Dual Central heating (Oil & solid fuel stove).
- Mains water, new sewerage treatment tank installed.
- High speed fiber broadband connected 466.04 Mb download and 47.72 Mb upload with internet points in all rooms.
- Bar/Pool room measuring 7.15m x 3.24m with toilet & two store rooms.
- Covered outdoor seating/patio area.



ACCOMMODATION

Ground Floor

• Entrance hallway	5.19m (17'0") x 2.78m (9'1")	Tiled flooring
• Living room	4.73m (15'6") x 4.82m (15'10")	Laminate wood flooring, solid fuel stove, vaulted ceiling and exposed beams
• Utility	1.09m (3'7") x 1.06m (3'6")	Tiled flooring, fitted units, plumbed for washing machine and dryer
• Kitchen	6.73m (22'1") x 5m (16'5")	Tiled flooring, base & eye level units, granite worktops, island with double doors to patio area.
• Hotpress	2.16m (7'1") x 1.7m (5'7")	
• Cloakroom	2.17m (7'1") x 1.69m (5'7")	
• Bedroom 1 - Main bedroom	4.48m (14'8") x 3.61m (11'10")	Laminate flooring and sliderobes
• Walk-in wardrobes	3.46m (11'4") x 1.52m (5'0")	
• En-suite bathroom	3.46m (11'4") x 1.95m (6'5")	Tiled floor, wall panelling, roll top bath, W.C. and W.H.B.
• Bedroom 2	4.03m (13'3") x 3.6m (11'10")	Laminate wood flooring, Walk in wardrobe
• Bedroom 3	4.46m (14'8") x 3m (9'10")	Laminate wood flooring and built in wardrobes
• Bedroom 4	5.71m (18'9") x 2.93m (9'7")	Laminate wood flooring and sliderobes
• Bedroom 5 (Second Living room)	4.19m (13'9") x 3.2m (10'6")	Laminate wood flooring
• Bathroom	3.25m (10'8") x 2.89m (9'6")	Fully tiled wet room, W.C. and W.H.B.
• Loft/Storage room	8.6m (28'3") x 3.37m (11'1")	Laminate wood flooring





PRICE

€495,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the Ciamaltha road and follow the signs for Silvermines (R500). Continue 1.3km from Costello's shop. Turn right onto R500 and in 1.3km the property will be on your left hand side. Eircode: E45 VK51

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 107804494

Energy Performance Indicator: 140.35kWh/m²/yr



the mark of
property
professionals
worldwide

REA

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.



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