

REA

Eoin Dillon



3 BEDROOM BUNGALOW
G.I.A. 180.73m² (1,945 sq. ft.)

FOR SALE BY PRIVATE TREATY

Cornalack, Ballinderry
Terryglass
County Tipperary
E45 PX61

AMV €375,000

BER C2

DESCRIPTION

REA Eoin Dillon are pleased to present this exquisite three bedroom bungalow to the market. This property exudes quality and elegance with high ceilings and is sure to be of enormous interest to those seeking a distinctive family home in the picturesque village of Ballinderry situated on Lough Derg.

On entering the property you are invited into a bright spacious entrance hallway with solid timber flooring and a distinctive stained glass doorway. To the right is the open plan kitchen/dining room. The kitchen has tiled flooring, a full range of eye and base level units, a kitchen island, granite counter tops and a modern green Range Master cooker. Just off the kitchen is the utility room which has tiled flooring, fitted units, access to the rear garden and is plumbed for a washing machine and dryer. The living room has solid timber flooring, a gas stand alone stove on a stunning red brick surround and a glass exit door to the front of the property. The sun room is at the rear of the property and has solid timber flooring and has a glass exit door out on to the south facing patio area, perfect for relaxing in the evenings. The family bathroom is fully tiled and features a fitted bath, a large double shower tray, W.C. and W.H.B.

There are three double sized bedrooms in this property all with solid timber flooring. The master bedroom has the added benefit of a small walk-in wardrobe and an en-suite. The en-suite is fully tiled and features a shower, W.C. and W.H.B.

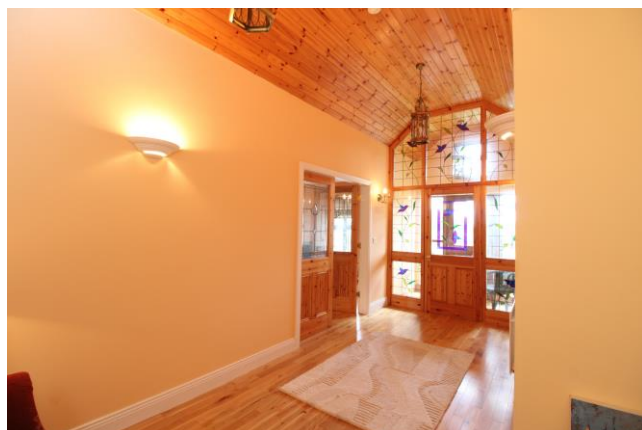
Externally this property sits on a large 1.26 acres/ 0.51 hectares site, has a gravelled sweeping driveway, patio area and mature trees and shrubbery offering a haven of peace and tranquillity. The property also has the benefit of a detached shed measuring 2.66m x 1.41m.

With spacious well appointed accommodation, this property of immense character and charm provides everything for those purchasers seeking a family home or holiday home located in a secluded and highly desirable residential setting close to the shores of Lough Derg.

Viewing is highly recommended, video tour is available on request.

FEATURES

- Situated in the picturesque village of Ballinderry, a lakeside village on the shores of Lough Derg
- O.F.C.H., private well with water treatment works & septic tank
- Built in 2005, family home ready for immediate occupancy
- Generous 1.26 acre site with detached shed
- Broadband availability in the area



ACCOMMODATION

Ground Floor

- Front Porch 2.16m (7'1") x 1.52m (5'0") Solid timber flooring
- Entrance Hallway 12.02m (39'5") x 2.17m (7'1") Solid timber flooring
- Living room 7.31m (24'0") x 4.06m (13'4") Solid timber flooring, timber ceiling, brick fire surround, gas stove, access door to front
- Kitchen/Dining 9.73m (31'11") x 3.64m (11'11") Tile/ solid timber flooring, granite worktop, kitchen island, fitted units, Range Master cooker, plumbed for dishwasher
- Utility room 2.25m (7'5") x 1.8m (5'11") Tiled flooring, fitted units, plumbed for washing machine/dryer, access door to rear
- Sun room 4.06m (13'4") x 3.74m (12'3") Solid timber flooring and timber ceiling with access door to rear
- Bedroom 1 (Master) 5.77m (18'11") x 5.35m (17'7") Solid timber flooring with walk in wardrobe leading into an En-suite
- En-Suite 2.25m (7'5") x 1.42m (4'8") Fully tiled, shower, W.C. and W.H.B
- Bedroom 2 3.47m (11'5") x 3.31m (10'10") Solid timber flooring
- Bedroom 3 4.66m (15'3") x 3.15m (10'4") Solid timber flooring
- Family Bathroom 3.46m (11'4") x 2.85m (9'4") Fully tiled, bath, shower, W.C and W.H.B





PRICE

€375,000

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 proceed to Borrisokane via N52. In Borrisokane town centre turn left onto L1092. Drive for 1.9km & continue onto L1094 (signposted for Ballinderry). Drive for 5.7km & go straight through the crossroads in Ballinderry, Continue straight for 2.8km and take a sharp left hand turn, the property will be on your right.

Eircode: E45 PX61

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 116647934

Energy Performance Indicator: 184.73 kWh/m²/yr

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.

