

# REA

# Eoin Dillon



**BRIGHT SPARKS MONTESSORI**  
G.I.A. 89 m<sup>2</sup> (958 sq. ft.)

FOR SALE BY PRIVATE TREATY

**Bright Sparks Montessori School**  
Tower Hill, Borrisokane  
County Tipperary  
E45 PF98

AMV €299,950

**BER C3**

## DESCRIPTION

For sale by Private Treaty REA Eoin Dillon are delighted to present Bright Sparks Montessori located in Borrisokane, Co Tipperary. This impressive and modern purpose-built Montessori occupies over 958 sq.ft.(89 sq. m) of generous accommodation comprising of a reception area, large classroom, kitchen, office, 3 toilets (one disabled) and 2 store rooms, all of which caters for the needs of approximately 22 children with potential for 27 children from age 2 ½ to 5 years of age.

There is also a floored insulated attic which is used for storage providing an opportunity to convert subject to planning permission. Bright Sparks is set on 0.30 acres (0.12 Ha) and benefits from parking, drop off and collection area, spacious rear garden, play area and sensory outdoor room.

Bright Sparks is well established and has been serving the community since 2012 & it is clear to see that the current owners have created an excellent quality montessori environment, designed specifically for the needs of children with safe and secure outdoor and indoor areas, various fun toys & equipment which promotes physical, emotional & cognitive development. Bright Sparks operate a part-time childcare service from 9am to 2pm, Monday to Friday offering NCS & ECCE schemes. The curriculum is both Aistear and Montessori based. The children`s needs are also nurtured and cared for by dedicated, experienced and qualified childcare professionals who are highly competent and caring individuals all of which have the essential Child Protection training to secure the continued safety of all children. Bright Sparks is registered with the relevant governing bodies such as TUSLA and comply with regulations and obligations. The business is also registered with Early Childhood Ireland. TUSLA inspections are excellent and available on request.

Bright Sparks provides an organised structured educational and developmental schedule led by their enthusiastic staff, designed to suit the ability and learning requirement of each child and ensures the highest quality childcare in a happy, relaxing and accepting environment. The school is multicultural with children from different countries & the ethos of the school is that each child is given the chance to grow to their full potential.

This property has oil fired central heating which has been recently serviced with a new circulation pump.Extra features include CCTV, mains water and sewerage.

Viewing of this premises is highly recommended.



## ACCOMMODATION

### Ground Floor

- Reception area 2.19m (7'2") x 1.64m (5'5")
- Classroom 10.39m (34'1") x 6.37m (20'11") Lino flooring
- Store 1 1.92m (6'4") x 1.22m (4'0")
- Store 2 1.02m (3'4") x 0.97m (3'2")
  
- W.C. 1 1.24m (4'1") x 0.97m (3'2") Lino flooring, W.C & W.H.B.
- W.C. 2 1.22m (4'0") x 0.98m (3'3") Lino flooring, W.C & W.H.B
- Bathroom 2.21m (7'3") x 2m (6'7") Lino flooring, W.C. and W.H.B.
- Office 2.92m (9'7") x 1.7m (5'7") Lino flooring
- Staff canteen 2.9m (9'6") x 1.63m (5'4") Lino flooring & fitted units
- Store 1 1.92m (6'4") x 1.22m (4'0")





### PRICE

€299,950

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

From Nenagh take the N52 to Borrisokane. Drive for 15km to Borrisokane town centre. Continue on the N65 & in 190m the property will be on your right hand side identified by our For Sale sign. Eircode: E45 PF98

### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 800916587

Energy Performance Indicator: 266.06 kWh/m<sup>2</sup>/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.

