

REA

Eoin Dillon



3 BEDROOM DETACHED BUNGALOW
G.I.A. 209.8 m² (2,258 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballinteenoe, Carrigatoher
Nenagh
County Tipperary
E45 F882

AMV €339,950

BER D2

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this three bedroom bungalow offering panoramic views of the serene countryside and Keeper Hill. Conveniently located just 6km from Birdhill and near the M7 motor way, this property presents a unique opportunity for those with a vision for modernisation.

Nestled on a spacious 0.74 acre site, this property boasts three bedrooms, a living room, a kitchen, a bathroom, a guest W.C., a garage and basement

Upon entry, the hallway warmly greets you and offers access to the rear and a guest W.C. to the right, discover the living/sleeping quarters down the hallway with a rear-facing living room boasting expansive windows framing panoramic views of the emerald hills and an inviting open fireplace with a marble surround. The adjacent kitchen/dining area features lino flooring, wooden kitchen units, and abundant natural light from large windows. The bathroom includes tiled flooring, a W.H.B., W.C., and a bath. The three bedrooms offer carpeted flooring. The property includes a 6m x 3m garage and an 8.4m x 7.6m downstairs basement, offering storage or potential for conversion into extra living space, a home office, or studio. Externally this property boasts front and rear lawns and a patio area to the rear, providing a delightful space to enjoy the surrounding views.

While the property invites a modern touch, central location and its proximity to the M7 motor way ensures convenient access to nearby amenities. The property is located just 10 minutes to Ballina/ Killaloe on the river Shannon, 15 minutes to Nenagh, 35 minutes to Limerick and 40 minutes to Shannon Airport.

Built in 1972, this property offers a canvas for modernisation, allowing you to breathe new life into a home with a view. Viewing is highly recommended.

FEATURES

- 3 bedroom detached bungalow located in a scenic countryside setting, 6km from Birdhill Village.
- O.F.C.H., private well, septic tank, alarm system.
- Property may be eligible for the Vacant Home grant of up to €50,000
- Garage measuring 6m x 3m & basement measuring 8.4m x 7.6m
- Built in 1972 on a generous 0.74 acre site



ACCOMMODATION

Ground Floor

- Entrance Hall 4.41m (14'6") x 3.02m (9'11") Carpet flooring, access door to rear
- Guest W.C. 2.42m (7'11") x 1.21m (4'0") W.H.B. & W.C.
- Sitting Room 6.12m (20'1") x 4.31m (14'2") Carpet flooring, open fire and large bay window
- Kitchen/ Dining Room 7.31m (24'0") x 3.11m (10'2") Lino flooring, open fire, wooden kitchen units, electric cooker
- Bathroom 3.11m (10'2") x 1.79m (5'10") Tiled floor, W.H.B. and W.C.
- Bedroom 1 4.12m (13'6") x 3.13m (10'3") Carpet flooring
- Bedroom 2 4.3m (14'1") x 3.01m (9'11") Carpet flooring
- Bedroom 3 3.12m (10'3") x 3.02m (9'11") Carpet flooring
- Garage 6.12m (20'1") x 3.07m (10'1") Garage door
- Basement 8.38m (27'6") x 7.64m (25'1") Double door access to rear





PRICE

€339,950

VIEWING

By appointment

Contact Negotiators:
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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 9.6km then take a left hand turn (opposite the Roundhill Pub). The property will be on the left. Eircode: E45 F882

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 103061917

Energy Performance Indicator: 296.59 kWh/m²/yr

REA



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property
professionals
worldwide

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