

REA

Eoin Dillon



4 BEDROOM BUNGALOW
G.I.A. 166.88m² (1,796 sq. ft.)

FOR SALE BY PRIVATE TREATY

Killeen
Borrisokane
County Tipperary
E45 XH76

AMV €219,950

BER C2

DESCRIPTION

REA Eoin Dillon brings to the market this spacious and well maintained four bedroom bungalow on a 1 acre site with the benefit of large outbuildings to the rear. This residence is in a countryside setting and just 1.9km from Borrisokane town centre, schools, shops & playground.

You enter the property into an entrance hallway with carpeted flooring. To your right is the bright sitting room which features carpeted flooring, timber ceiling and open fireplace. The kitchen/dining room is to the rear of the property and has a tiled floor, full range of wall and base units, tiled splashback, electric oven and hob and is plumbed for a dishwasher. This room connects you to the large living room which has a laminate wood floor, fitted units and solid fuel stove with the added advantage of a back boiler. Off the kitchen is the utility room which has a tiled floor, is plumbed for a washing machine and has an access door to the rear yard. There are four double bedrooms at this property all with fitted wardrobes and three have carpeted flooring. The wetroom is fully tiled with electric shower, W.C and W.H.B.

Externally this property sites on a generous 1 acre (0.41 ha) site with a gravel driveway and front & rear gardens.

There is outbuildings to the rear ; one shed measuring 85.04 sq. m. and the second shed is split into three sections. Shed 1 measures 27.69 sq.m., Shed 2 measures 38.68 sq.m & Shed 3 measures 18.57 sq.m. We are awaiting further advice from the vendors engineer as to whether or not these sheds comply with planning permission. Retention for these sheds may need to be applied for, or alternatively some or all these sheds knocked.

Viewing recommended.

FEATURES

- Charming four bedroom bungalow ready for immediate occupancy
- Property only 3.9km from Borrisokane town centre & all amenities
- O.F.C.H.
- Generous 1 acre (0.41 ha) site
- Large outbuildings to the rear



ACCOMMODATION

Ground Floor

- Entrance hallway 8.05m (26'5") x 1.77m (5'10") Carpeted flooring
- Sitting room 6.37m (20'11") x 3.59m (11'9") Carpeted flooring, timber ceiling & open fireplace
- Kitchen/Dining room 7.52m (24'8") x 3.24m (10'8") Tiled flooring, tiled splashback, wall & base units, electric oven & hob & is plumbed for a dishwasher
- Utility room 4.14m (13'7") x 1.69m (5'7") Tiled flooring, plumbed for washing machine & access door to the rear yard
- Living room 4.61m (15'1") x 3.97m (13'0") Laminate wood flooring, fitted units & solid fuel stove with back boiler
- Wet room 3.6m (11'10") x 1.76m (5'9") Fully tiled, electric shower, W.C. & W.H.B.
- Bedroom 1 4.03m (13'3") x 3.03m (9'11") Carpeted flooring and fitted wardrobes
- Bedroom 2 4.4m (14'5") x 3.19m (10'6") Carpeted flooring and fitted wardrobes
- Bedroom 3 4.2m (13'9") x 3.58m (11'9") Carpeted flooring and fitted wardrobes
- Bedroom 4 Laminate wood flooring and fitted wardrobes





PRICE

€219,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane continue onto the N65. Turn right onto Killeen Ct (L1085). Drive for 550m & turn left. Drive for 220m & take a left & the property will be on your left identified by our For Sale sign.
Eircode: E45 XH76

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 103011763

Energy Performance Indicator: 176.34 kWh/m²/yr



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