

REA

Eoin Dillon



4 BEDROOM BUNGALOW
G.I.A. 123.33m² (1,324 sq. ft.)

FOR SALE BY PRIVATE TREATY

Forest View, Silvermines
Nenagh
County Tipperary
E45 NW96

AMV €375,000



DESCRIPTION

Prepare to be impressed by this fabulously maintained bungalow with the benefit of a garage/workshop/gym located in the Silvermines village & just 5.5km from the Limerick/Dublin M7 motorway & less than 9km from Nenagh town centre & all amenities.

Built in 2004, attention to detail surpasses all expectations in this home which is drenched in natural light and is well-proportioned throughout. On entering the property you are welcomed into an entrance hall with tiled flooring. The bright living room features timber flooring, solid fuel stove and fitted units. The spacious kitchen/dining room is to the rear of the property and has a tiled flooring, tiled splashback, full range of wall and base units, electric oven and hob, is plumbed for a dishwasher and has sliding doors to a patio area facilitating the flow of natural light into the property. Off the kitchen is the utility room which has a tiled floor, additional fitted units and is plumbed for a washing machine. The family bathroom has a tiled floor, wall panelling, bath, W.C. & W.H.B. There are four bedrooms in this residence all with carpeted flooring. The master bedroom has an en-suite bathroom and one of the bedrooms has fitted wardrobes.

Externally this property sits on a 0.37 acre (0.15 ha) site with a gravel driveway, well maintained gardens to the front and rear and mature hedging creating a haven of peace, tranquility and privacy. This property has the benefit of a garage/workshop currently being used as a home office/gym.

This property exudes quality and elegance throughout and is sure to be of enormous interest to those seeking a distinctive home in a beautiful countryside setting.

Viewing highly recommended.

FEATURES

- Light filled and spacious accommodation ready for immediate occupancy
- Ideally located property in Silvermines village & just 5.5km from M7 Limerick/Dublin motorway
- O.F.C.H., mains water & sewerage
- Private gardens to the front and rear with mature hedging and herb garden boxes
- Garage/Workshop/Gym at the property



ACCOMMODATION

Ground Floor

•	Entrance hallway	3.27m (10'9") x 1.68m (5'6")	Tiled flooring
•	Living room	4.94m (16'2") x 4.01m (13'2")	Timber flooring, solid fuel stove and fitted units
•	Kitchen	4.28m (14'1") x 4.11m (13'6")	Tiled flooring, wall & base fitted units, tiled splashback, electric oven and hob & plumbed for dishwasher
•	Dining area	3.55m (11'8") x 2.65m (8'8")	Tiled flooring and sliding doors to the rear patio area
•	Utility room	2.43m (8'0") x 1.95m (6'5")	Tiled flooring, fitted units and plumbed for washing machine
•	Bathroom	3.56m (11'8") x 1.98m (6'6")	Tiled flooring, bath, W.C. and W.H.B
•	Bedroom 1- Master Bedroom	4.02m (13'2") x 3.54m (11'7")	Carpeted flooring
•	En-suite bathroom	2.77m (9'1") x 1.59m (5'3")	Tiled flooring, electric shower, W.C. & W.H.B.
•	Bedroom 2	3.32m (10'11") x 2.57m (8'5")	Carpeted flooring
•	Bedroom 3	3.33m (10'11") x 2.5m (8'2")	Carpeted flooring
•	Bedroom 4	4.04m (13'3") x 3.31m (10'10")	Carpeted flooring & fitted wardrobes





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 take the Ciamaltha Road and follow the signs to the Silvermines village. When you enter the Silvermines village continue onto Main Street. At the church turn right onto Old road. Take the next left & the property will be on your right identified by our For Sale sign.

Eircode: E45 NW96

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 116309956

Energy Performance Indicator: 221.99 kWh/m²/yr



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property
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