

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 195.80 m²(2,108 sq. ft.)

FOR SALE BY PRIVATE TREATY

Fadden
Carrig
Birr
County Tipperary
R42 FY62

AMV €349,950

BER B2

DESCRIPTION

Prepare to be impressed by this exceptional detached four bedroom dormer residence on a 0.67 acre site. The property has been tastefully decorated and is presented for sale in pristine condition throughout offering a genuine turnkey family home.

Built in 2009, 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 a spacious entrance hallway with tiled flooring. On your left is a beautiful bright sitting room featuring carpeted flooring and open fireplace. At the rear of the residence is an open plan kitchen/living/dining area allowing plenty of natural light to flow through. The kitchen features extensive range of wall and base units, tiled flooring, double oven and hob. The living area has a cast iron solid fuel stove with stone surround adding that rustic feature with laminate wood flooring dividing both rooms. The living area leads you to the dining area/sun room which has laminate wood flooring, a high ceiling, large windows and patio door to allow that natural light to flow through.

Off the kitchen is the utility room which has tiled flooring, fitted units, sink and is plumbed for a washing machine/dryer. The family bathroom is fully tiled with a large bath, separate shower unit, W.C. and W.H.B.

This property has the benefit of two bedrooms on the ground floor with laminate wood flooring. The larger bedroom features a patio door to the rear of the property and is suitable for many uses; playroom, gym, home office etc.

Upstairs there are a further two bedrooms with carpeted flooring. The master bedroom has an en-suite bathroom with shower, W.C. and W.H.B.

There is an additional room on the first floor with carpet flooring which can be used as storage or would make a beautiful walk-in-wardrobe, fifth bedroom etc.

Externally this property sits on a private 0.67 acre site offering tranquility and privacy, gravel driveway, expansive front and rear gardens and a large shed measuring 9.53m x 6.13m. Planning permission for retention of shed is being applied for.

With spacious well appointed accommodation, this property of immense character and charm provides everything for those purchasers seeking a family home in a desirable residential area just 2km from Carrig, 8km from Birr and 23km from Portumna.

Viewing is highly recommended. Video tour available.



ACCOMMODATION

Ground Floor

- Entrance hallway 5.02m (16'6") x 3.28m (10'9") Tiled flooring and carpeted stairs to the first floor
- Sitting room 4.87m (16'0") x 3.63m (11'11") Carpeted flooring and open fireplace
- Kitchen/Living area 8.06m (26'5") x 3.59m (11'9") Combination of tiled & laminate wood flooring, full range of fitted units, double oven and hob and solid fuel stove
- Dining room/Sun room 3.65m (12'0") x 3.59m (11'9") Laminate timber flooring and French doors to the rear garden
- Utility room 3.05m (10'0") x 2.2m (7'3") Tiled flooring, additional fitted units and plumbed for washing machine & dryer
- Family Bathroom 3m (9'10") x 2.75m (9'0") Fully tiled, bath, shower, W.C. and W.H.B.
- Bedroom 1 4.89m (16'1") x 3.07m (10'1") Laminate timber flooring
- Bedroom 2/ Office 4.19m (13'9") x 3.94m (12'11") Laminate timber flooring and French doors to the rear

First Floor

- Bedroom 3 5.93m (19'5") x 4.88m (16'0") Carpeted flooring
- En-suite bathroom 3.88m (12'9") x 1.74m (5'9") Fully tiled with shower, W.C. & W.H.B.
- Bedroom 4 5.92m (19'5") x 3.71m (12'2") Carpeted flooring
- Bedroom 5/Storage room 3.33m (10'11") x 3.1m (10'2") Carpeted flooring



PRICE

€349,950

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 Birr take the N52, signpost for Nenagh. Continue past the church and the petrol station. At the roundabout take the right turn staying on the N52 and continue on this road for 5.8 km. Just after Carrig Village take the right turn onto the L5041. Drive for 1.3km & the property will be on your right hand side identified by our For Sale sign. Eircode: R42 FY62

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 107194441

Energy Performance Indicator: 117.52 kWh/m²/yr



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