

REA

Eoin Dillon



4 BEDROOM DETACHED PROPERTY
G.I.A. 209.05m² (2,250 sq. ft.)

FOR SALE BY PRIVATE TREATY

“Gracefield House”
Riverstown, Birr
County Offaly
R42 HT35

AMV €495,000

BER C2

DESCRIPTION

REA Eoin Dillon proudly introduces "Gracefield House" , a family home of immense character and charm situated in a highly regarded residential setting, less than 3km from Birr town centre. This delightful house is presented for sale in pristine condition throughout and has a sense of warmth and style offering a purchaser an opportunity of acquiring a genuine turnkey family home.

On entering the property there is a welcoming reception hall with timber flooring, decorative coving and carpeted stairs to the first floor. The spacious living room features maple timber flooring, decorative coving and cast iron stove with brick surround. This stove has the benefit of a back boiler which heats the radiators and water. This room connects you the kitchen which is to the rear of the property. The kitchen has lino flooring, extensive range of wall and base solid wood kitchen units, electric oven and hob, kitchen island, decorative coving and fabulous black granite worktops. The utility room has additional fitted units, sink, tiled floor and is plumbed for washing machine and dryer with an access door to the rear. This property has the added advantage of a second living room which has timber flooring, decorative coving and a gas fire. The dining room has timber flooring and leads you to the bright sun room filling this room with natural light; a perfect spot for relaxation after a busy day. There is also a guest W.C. on the ground floor.

The first floor landing gives you access to the four double bedrooms, each room with an en-suite bathroom. The main bedroom has fitted wardrobes.

Externally this property sites on a private 0.52 acre site with a gravel driveway, well maintained front and rear gardens and a rear patio area. This property also has the benefit of a detached garage measuring 5.86m x 4.22m which has electricity connected.

Offering well appointed accommodation this bright and beautiful property comes to the market with a host of benefits and provides everything for those purchasers seeking a family home.

Viewing highly recommended.

FEATURES

- Impressive four bedroom property ready for immediate occupancy
- Generous site just minutes drive to Birr town centre and all amenities
- O.F.C.H, septic tank & mains water
- Detached garage measuring 5.86m x 4.22m
- Fibre broadband wired in to the property
- Central vacuum system and water treatment system in property



ACCOMMODATION

Ground Floor

- Entrance Hall 6.45m (21'2") x 2.42m (7'11") Maple timber flooring, decorative coving & carpeted stairs to the first floor
- Sitting room 4.67m (15'4") x 4.24m (13'11") Maple timber flooring, decorative coving & gas fireplace
- Kitchen 4.22m (13'10") x 3.52m (11'7") Lino flooring, handmade solid wood fitted kitchen, island, tiled splashback, black granite work tops & electric oven and hob
- Utility room 2.5m (8'2") x 2.42m (7'11") Tiled flooring, additional fitted units, sink, plumbed for washing machine & dryer
- Living room 5.45m (17'11") x 4.22m (13'10") Maple timber flooring, decorative coving, solid fuel stove with brick surround with a back boiler.
- Dining room 3.58m (11'9") x 3.02m (9'11") Timber flooring and decorative coving
- Sun room 3.14m (10'4") x 2.9m (9'6") Timber flooring and French doors to the rear
- Guest W.C. 2.39m (7'10") x 1.11m (3'8") Tiled flooring, W.C. & W.H.B.

First Floor

- Bedroom 1- Master 3.77m (12'4") x 3.06m (10'0") Carpeted flooring & fitted wardrobes
- En-suite bathroom 2.4m (7'10") x 1.07m (3'6") Fully tiled, shower, W.C. & W.H.B.
- Bedroom 2 3.56m (11'8") x 3m (9'10") Carpeted flooring & decorative coving
- En-suite bathroom 2.95m (9'8") x 2.4m (7'10") Timber flooring, bath, tiled bath area, W.C. & W.H.B.
- Bedroom 3 Timber flooring & walk-in wardrobe
- En-suite bathroom 1.84m (6'0") x 1.78m (5'10") Timber flooring, shower, W.C. & W.H.B.
- Bedroom 4 4.25m (13'11") x 3.33m (10'11") Carpeted flooring & decorative coving
- En-suite bathroom 2.57m (8'5") x 1.61m (5'3") Timber flooring, W.C. & W.H.B.



PRICE

€495,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Borrisokane turn right onto Mill Street (N52). Drive for 16.2km & turn right onto L9520. Drive for 400m & turn left onto L1071 & in 900m the property will be on your right hand side identified by our For Sale sign. Eircode: R42 HT35

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 117829135

Energy Performance Indicator: 187.17 kWh/m²/yr



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property
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worldwide

REA

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