

# REA

# Eoin Dillon



4 BEDROOM DETACHED  
G.I.A. 215.50 sq. m (2,320 sq. ft.)

FOR SALE BY PRIVATE TREATY

Hillview, Tombricane  
Borrisokane  
County Tipperary  
E45 E402

AMV €289,500

BER C2

## DESCRIPTION

REA Eoin Dillon introduces "Hillview", a charming four bedroom detached property located in the beautiful countryside setting of Tombricane with all the benefits of country living yet only 4.7km from Borrisokane town and all its amenities. Offering spacious well appointed accommodation this property is a must see for prospective purchasers.

You enter the property into a bright and spacious entrance hallway with tiled flooring and timber stairs to the first floor. The living room is to your right and features double doors, laminate timber flooring, decorative coving, open fireplace and large bay window allowing an abundance of light into this room. The dining room is to the rear of the property and has a tiled floor, solid fuel stove with back boiler and sliding doors to the side of the house. Double doors lead you to the kitchen which has a tiled floor, full range of wall and base level units, over the counter wall tiling, electric oven and hob and is plumbed for a dishwasher. The kitchen connects you to the utility room which features a tiled floor, additional units, is plumbed for washing machine and dryer and has an access door to the rear. There are two double bedrooms on the ground floor, both carpeted. The main bedroom is to the front of the property and has an en-suite bathroom. This property has the benefit of two bathrooms, one on each floor.

Upstairs there are two further double bedrooms, both with timber flooring and one featuring a walk in wardrobe. There is a fully tiled family bathroom on this floor also featuring a corner jacuzzi bath, W.C. and W.H.B.

Externally the property sits on a generous 0.89 acre site with low maintenance gardens, stone wall entrance, gravel driveway and concrete yard to the rear.

This bright and well-proportioned property is well laid out with a wonderful balance of living and sleeping accommodation, ideal for family living and entertaining alike.

Viewing highly recommended.

## FEATURES

- Fabulous tranquil setting yet only 4.7km from Borrisokane town and all amenities with Kylepark, Terryglass and Borrisokane schools nearby
- O.F.C.H and private well
- Four bedroom property ready for immediate occupancy
- Large 0.89 acre site with low maintenance gardens
- Fibre broadband availability in the area



## ACCOMMODATION

### Ground Floor

- Entrance hallway 4.06m (13'4") x 2.30m (7'7") Tiled floor and timber stairs to the first floor
- Living room 4.98m (16'4") x 4.78m (15'8") Laminate timber flooring, open fireplace, coving and large bay window
- Dining room 6.07m (19'11") x 3.47m (11'5") Tiled flooring, solid fuel stove with back boiler and sliding doors to the side of the house
- Kitchen 3.84m (12'7") x 3.48m (11'5") Tiled floor, fully fitted kitchen units, over the counter wall tiling, electric oven and hob & is plumbed for a dishwasher
- Utility 2.69m (8'10") x 1.78m (5'10") Tiled floor, fitted units, plumbed for washing machine and dryer and access door to the rear
- Bedroom 1 3.32m (10'11") x 2.87m (9'5") Carpeted
- Bathroom 2.12m (6'11") x 1.75m (5'9") Fully tiled, electric shower, W.C and W.H.B.
- Bedroom 2- Main bedroom 7.14m (23'5") x 3.55m (11'8") Carpeted
- En-suite 2.1m (6'11") x 1.81m (5'11") Fully tiled, shower, W.C. and W.H.B.

### First Floor

- Bedroom 3 5.28m (17'4") x 4.98m (16'4") Timber flooring
- Walk in wardrobe 2.66m (8'9") x 1.56m (5'1")
- Hotpress 3.55m (11'8") x 1.49m (4'11") Storage shelves
- Bedroom 4 5.29m (17'4") x 3.49m (11'5") Timber flooring
- Bathroom 3.49m (11'5") x 2.55m (8'4") Fully tiled, corner jacuzzi bath, W.C and W.H.B.





#### PRICE

€289,500

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Borrisokane town centre turn left onto the L1092. Drive for 1.9km and take the right turn. Continue on this road for 1k and take the left turn. In 1.5km the property will be on your right hand side identified by our For Sale sign. Eircode: E45 E402

#### BUILDING ENERGY RATING (BER)

BER: C2

BER No: 110776606

Energy Performance Indicator: 186.21 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.



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