

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 218 sq.m. (2,045 sq. ft.)

FOR SALE BY PRIVATE TREATY

Gortavalla,
Cloughjordan
County Tipperary
E53 TW31

AMV €395,000

BER B3

DESCRIPTION

REA Eoin Dillon is delighted to present this exceptional four-bedroom residence, located just 2.2km from the charming village of Cloughjordan in North Tipperary.

Set on an expansive 0.74 acre site, this beautiful architect designed home offers a tranquil lifestyle with the convenience of nearby amenities.

Boasting a spacious 218 sq. m. (2,045 sq. ft.) layout and an impressive B3 energy rating, the property enjoys an idyllic setting near Knocknacree Woods, with breathtaking views of the Knockshigowna hills and surrounding countryside.

Built in 2003 and carefully maintained by its original owner, this home is thoughtfully designed to maximise natural light and energy efficiency. Its south facing rear and large windows enhance solar gain, creating a warm and inviting atmosphere throughout the day.

Upon entering, the spacious entrance hall sets a welcoming tone, featuring a tiled floor, a curved feature wall, and crafted wooden staircase. At the heart of the home is the open plan kitchen and dining area, where tiled flooring, fitted kitchen units, and a breakfast bar create a perfect space for family gatherings. Velux windows with rain sensors and floor to ceiling windows bathe the room in natural light. Adjacent to the kitchen, the utility room provides ample storage and is plumbed for a washing machine and dryer.

Glass double doors lead to the comfortable living room, which features a solid fuel stove and tiled flooring. The sunroom is accessible through another set of glass double doors and is perfect for entertaining or enjoying quiet evenings, viewing the setting sun.

The ground floor also includes a carpeted bedroom and a bathroom with a shower, WC, and WHB.

Upstairs, the first floor offers three additional bedrooms, including a master suite with a fully tiled ensuite. There is also an office/study, a main family bathroom with a full-sized slipper bath, shower, WC, and WHB, as well as a walk in linen closet for convenient storage. The first floor is finished with elegant wood flooring throughout.

Externally, the property boasts a detached garage measuring 43.47 sq. m., (468 sq. ft.) complete with electricity and vehicular access. The meticulously landscaped gardens, complemented by a sweeping driveway, enhance the property's curb appeal and offer ample space for outdoor enjoyment. With mains water, a septic tank, and oil-fired heating (underfloor heating on the ground floor and radiators upstairs), this home seamlessly blends modern efficiency with timeless charm.

Viewing is highly recommended.



ACCOMMODATION

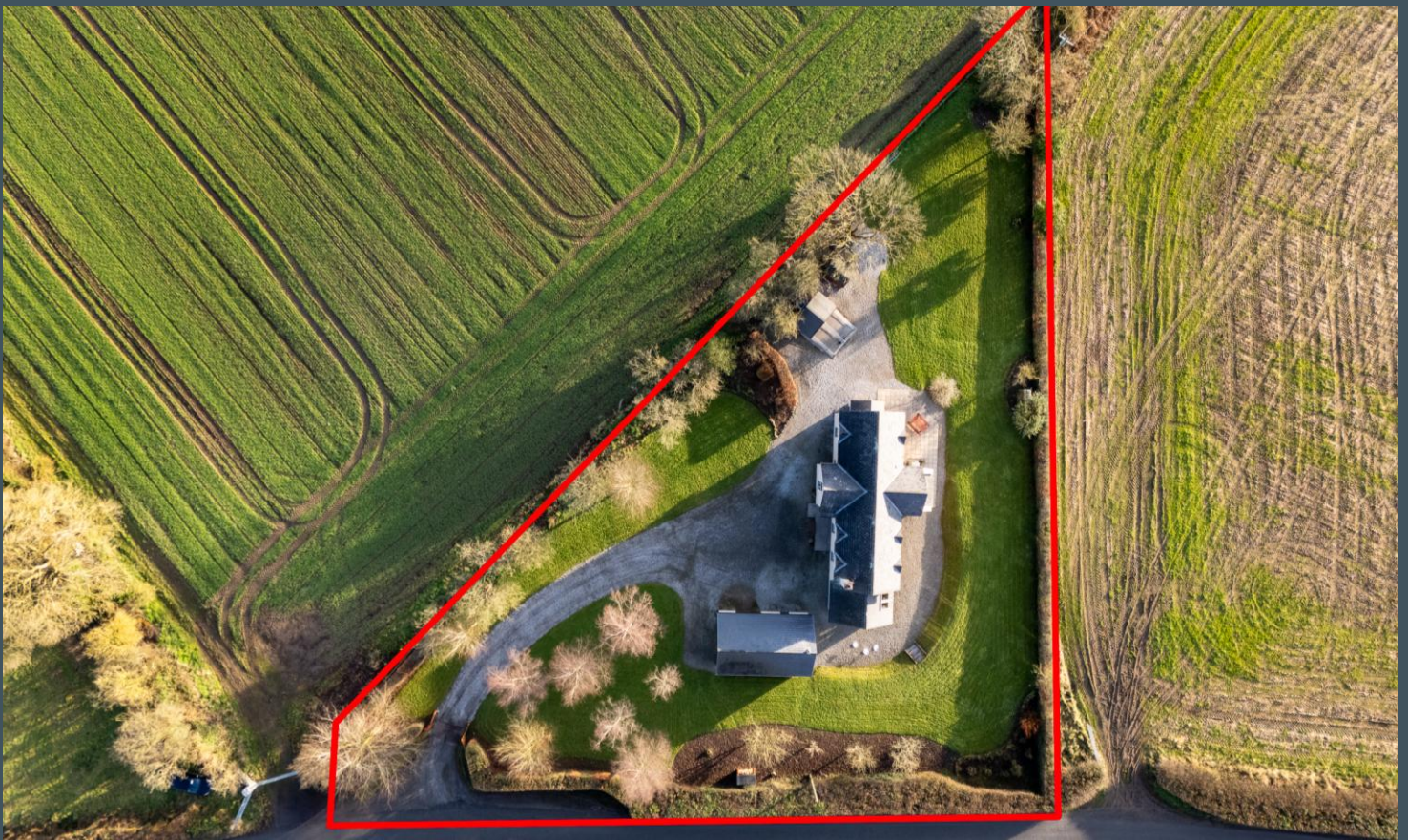
Ground Floor

- Entrance Hall 3.36m (11'0") x 3.26m (10'8") Tiled flooring, stairs to first floor.
- Kitchen 3.37m (11'1") x 3.28m (10'9") Tiled flooring, fitted units, electric oven and hob, plumbed for dishwasher and three velux windows
- Dining Area 4.38m (14'4") x 3.24m (10'8") Tiled flooring
- Utility 3.03m (9'11") x 2.09m (6'10") Tiled flooring, fitted units, plumbed for washing machine, rear access
- Living Room 5.35m (17'7") x 4.37m (14'4") Tiled flooring, solid fuel stove
- Sunroom 4.97m (16'4") x 3.45m (11'4") Tiled flooring, rear access
- Bedroom 1 4.96m (16'3") x 2.81m (9'3") Carpet flooring
- W.C 3.03m (9'11") x 1.31m (4'4") Tiled flooring, immersion shower, WC & WHB

First Floor

- Bedroom 2 (Master) 5.14m (16'10") x 3.35m (11'0") Wood flooring
- En-Suite 2.26m (7'5") x 1.68m (5'6") Fully tiled, immersion shower, WC & WHB
- Bedroom 3 4.49m (14'9") x 2.52m (8'3") Wood flooring
- Bedroom 4 3.57m (11'9") x 2.06m (6'9") Wood flooring
- Office/ Study 4.97m (16'4") x 2.62m (8'7") Wood flooring
- Main Bathroom 3.59m (11'9") x 2.14m (7'0") Wood flooring, full size bath, WC & WHB





PRICE

€395,000

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 the centre of Cloughjordan Village, turn left onto the L5064 (signposted for Knocknacree Woods). Continue on the L5064 for 1.5km a stay to the left. In 650m the property is on the right hand side. Eircode E53 TW31

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 117931519

Energy Performance Indicator: 149.13 kWh/m²/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.

