

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
Talbot



Knockearl, Cloughjordan,
Co. Tipperary, E53CK09

BER B3

sherryfitz.ie



A beautifully appointed limestone fronted Dormer style residence on approx 0.2 ha (0.5 acres). This Property has been finished internally to an exceptionally high standard and offers many outstanding features. It is pleasantly situated on the periphery of Cloughjordan (which is renowned for its Eco village). This is an outstanding family home which extends to 335 sq m which is pleasantly situated within 1km of Cloughjordan and 15kms of Nenagh.



Special Features & Services

- Water from private well, electricity, oil fired central heating and drainage by septic tank.

Accommodation

Entrance Hall with hardwood flooring and stairs leading to overhead accommodation

Living Room 5.5m x 4.8m (18'1" x 15'9"): with bay window, solid fuel stove with back boiler (with connections for radiators & water heating downstairs), cherry wood timber floor and opening leading to - kitchen/dining room

Kitchen/ dining room 9m x 5.1m (29'6" x 16'9"): with an extensive range of oak fitted kitchen units, integrated electric hob, oven, integrated dishwasher, breakfast counter and double doors leading to sun lounge

Sun lounge 4.7m x 3.9m (15'5" x 12'10"): with vaulted ceiling and laminated timber floor

Utility room 3.3m x 1.7m (10'10" x 5'7"): with cherrywood timber flooring and plumbing for washing machine

Bedroom one 4.1m x 3.8m (13'5" x 12'6"): with laminated timber flooring

Bedroom two 4.8m x 4.8m (15'9" x 15'9"): with laminated timber flooring, bay window and walk in wardrobe

Ensuite 2.65m x 1m/2m x 1.1m (8'8" x 3'3"/6'7" x 3'7"): with tiled shower area, WC, handbasin and tiled flooring

Bedroom three 3.5m x 3.8m (11'6" x 12'6"): with alcove

WC 3.5m x 1.8m (11'6" x 5'11"): with tiled floor WC and handbasin

Upstairs: landing area with storage accommodation and walk in hot press

Bedroom four 5.3m x 4m (17'5" x 13'1"): with laminated timber flooring

Bedroom five 5m x 4.9m (16'5" x 16'1"): with laminated timber flooring and walk in wardrobe

Ensuite 2.4m x 1.92m (7'10" x 6'4"): with a corner shower, WC and handbasin

Bathroom 4.25m x 4m (13'11" x 13'1"): with bath, WC and handbasin

Study 5.4m x 4.0m (17'9" x 13'1"): with linen storage press



Garden

Gardens front and rear (in need of landscaping). Also foundations in situ for garage.

BER B3, BER No. 112880075

Directions

From Nenagh take the R445 for 1.5kms turn left on to the Cloughjordan road (R491), proceed for 13 kms, Property located on right on periphery of Cloughjordan)





GROUND FLOOR PLAN



FIRST FLOOR PLAN



NEGOTIATOR

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