

BUNGALOW FOR SALE



Kilduff, Killea
Templemore, Tipperary
Ireland

Asking Price

€150,000

Bedrooms	Year Built		
Bathrooms	Date Listed		05/21/2018
Size	1,130 Sq M	Listing ID	GL-1526937250

Listed by: Property Owner

For more information, visit:

<https://www.globallistings.com/3524336>

Overview

The property is situated on the upper foothills of Kilduff Mountain, 866 ft. (264 m.) above sea level, commanding a panoramic view of the surrounding forests and the valley below, a truly idyllic hideaway location, designed to combine the style and charm of country living. This is a 2 bed, south facing cottage on 1.06 acre, 15 mins from the M7 motorway which connects Dublin and Limerick and 15 mins also from mainline rail services connecting Dublin with Limerick, Cork and Kerry. The property was completely renovated in 2008, with all internal and external walls being lime rendered in keeping with the period when the cottage was built. It is surrounded by mature trees and shrubbery, providing shelter and privacy. There is a separate entrance gate leading into a paddock. A mountain stream flows through the grounds which provide a haven for wildlife. Drinking water is supplied by a well 320 ft below ground, providing a clean and natural source of water. The site has potential, (subject to planning permission) for further extension. Kitchen/Dining Room: 15' 3 x 14' 8 (4.64m x 4.46m) Bedroom 1: 10' 7 x 11' 7 (3.04m x 3.60m) Bedroom 2: 10' 8 x 11' 4 (3.26m x 3.44m) Lounge: 12' 4 x 17' 8 (3.75m x 5.37m) Wetroom/W.C.: 10' 9 x 9' 7 (3.28m x 2.92m) Hall: 15' 0 x 4' 2 (4.57m x 12.70m) Features: Multi fuel wood burning stove in kitchen Open fire in lounge Wet shower room Storage heaters Double glazed Wired for alarm system Fire alarm installed Low maintenance garden Garden shed with power in junction box Paddock fencing surrounds the property Outside tap Outside security light South facing patio Transport: First train from Templemore departs at 6:28am and arrives in Dublin Heuston at 7:53am. The train station is approximately 15 minutes drive from the property. By car, take Exit 27 off the M7 motorway at Roscrea (14.3km from property, or approximately 15 minutes by car). Communications: 4G Mobile coverage available Landline available in junction box on property (Not connected) Schools: The local primary school is 5 minutes by car, and the secondary school in Templemore is 10 minutes drive from the property. Viewing is highly recommended in order to fully appreciate the charm and uniqueness of this lovely property. Seldom does a property in such a picturesque

location come onto the open market. It would be ideal for a family, holiday or retirement option and the setting is truly unique. Viewing is by appointment only, and viewing times are flexible.

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