

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
Gleeson



49 Willowmere Drive, Thurles, Co. Tipperary, E41 F8R6
“Outstanding 4/5-bedroom Detached Residence”

BER C1

sherryfitz.ie



Outstanding 4/5-bedroom Detached Residence, with high-quality finish and beautifully maintained garden is situated in a mature residential setting in Thurles town.

This attractive family home is in immaculate condition throughout having been renovated to exacting standards in recent years. Accommodation extends to 1,588 Sq. Ft. (147.5 Sq.M.) and has been complete with tasteful décor throughout. Finishes include; solid oak flooring, rectified edged porcelain floor tiles, tasteful tile finishes to all wet rooms and carpet covering in all Bedrooms.

Other services include, OFCH, triple glazing throughout and connection to mains services.

Externally, the property is complete with gated entrance, concreted driveway, and mature front lawn with an array of shrubs, trees and plants. The rear garden space has been paved ensuring a low maintenance space complete with garden shed, and enjoys wonderful bloom from a variety of potted plant & shrubs. This is a beautiful suntrap perfect for alfresco dining and outdoor entertaining.



Accommodation

Entrance Hall 2.16 (7'1")m x 1.2 (3'11")m + 2.29 (7'6")m x 3.33 (10'11")m: 7'01" x 3'11" + 7'06" x 10'11"
- with stairs to overhead accommodation, complete with sahara crema porcelain tiles

Kitchen/Dining 2.41 (7'11")m x 2.8 (9'2")m + 3.2 (10'6")m x 3.96 (13')m: 7'11" x 9'02" + 10'06" x 13' - with fitted kitchen that includes an array of base and eye level units, arch opening leading to Living room, complete with Sahara crema porcelain floor tiles and wall tiles to splash back area

Living / Sitting Room 3.48 (11'5")m x 6.65 (21'10")m + 2.57 (8'5")m x 0.81 (2'8")m: 11'05" x 21'10" + 8'05" x 2'08" - beautifully bright space, features impressive marble fireplace with electric inset fire, large custom made display unit, cove cornicing and center piece details to ceiling, solid oak flooring and French doors opening onto paved barbeque space

Utility Room 1.47m x 2.18m (4'10" x 7'2"): 4'10" x 7'02" - plumbed for washing machine, complete with sahara crema porcelain floor tiles

Guest W.C. 1.07m x 1.12m (3'6" x 3'8"): 3'06" x 3'08" - tastefully tiled with w.c. and w.h.b.

Living Room / Bedroom 4.06m x 4.42m (13'4" x 14'6"): 13'04" x 14'06" - spacious bright room with French doors opening onto front garden, complete with solid oak flooring

Landing 4.24m x 3.35m (13'11" x 11'): 13'11" x 11' - spacious area complete with carpet covering

Master Bedroom 3.02m x 3.96m (9'11" x 13'): 9'11" x 13' - with large En-Suite complete with fitted wardrobes and carpet covering

En-Suite 3.38m x 2.16m (11'1" x 7'1"): 11'01" x 7'01" - features raised floor to accommodate sunken corner bath, corner shower, large vanity unit with double sinks complete with ceiling spot lights and tasteful tile finish to walls and floor areas

Bedroom 2 3.07m x 2.8m (10'1" x 9'2"): 10'01" x 9'02" - double bedroom complete with carpet covering

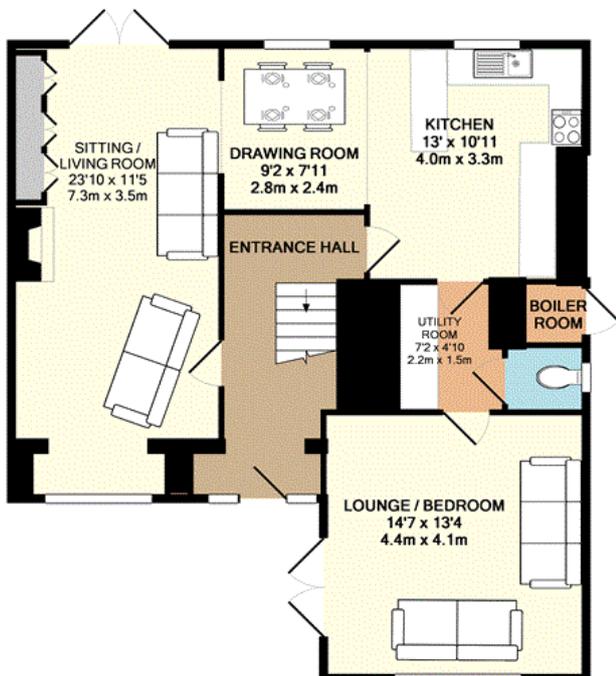
Bedroom 3 2.84m x 2.8m (9'4" x 9'2"): 9'04" x 9'02" - double bedroom complete with carpet covering

Hot-Press 1.37m x 0.97m (4'6" x 3'2"): 4'06" x 3'02" - with hot water cylinder complete with fitted shelves

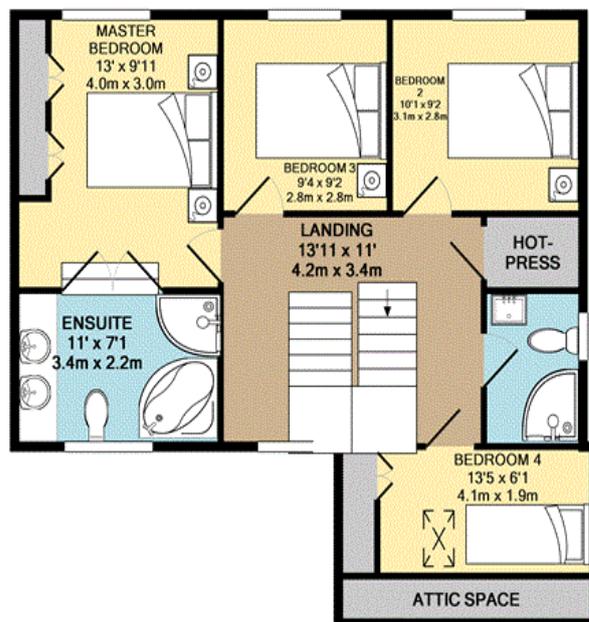
Shower Room 1.68m x 2.24m (5'6" x 7'4"): 5'06" x 7'04" - tastefully tiled with corner shower, w.c. and w.h.b.

Bedroom 4 4.1m x 1.85m (13'5" x 6'1"): 13'05" x 6'01" - with fitted wardrobe and carpet covering





GROUND FLOOR
APPROX. FLOOR
AREA 871 SQ.FT.
(80.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 716 SQ.FT.
(66.5 SQ.M.)



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