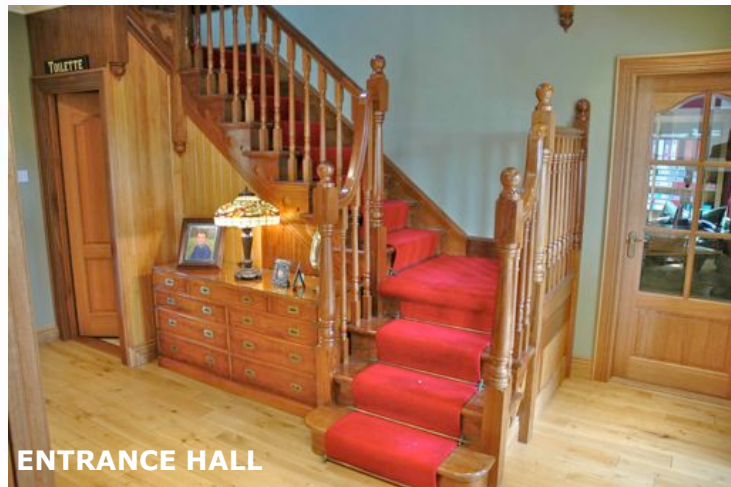




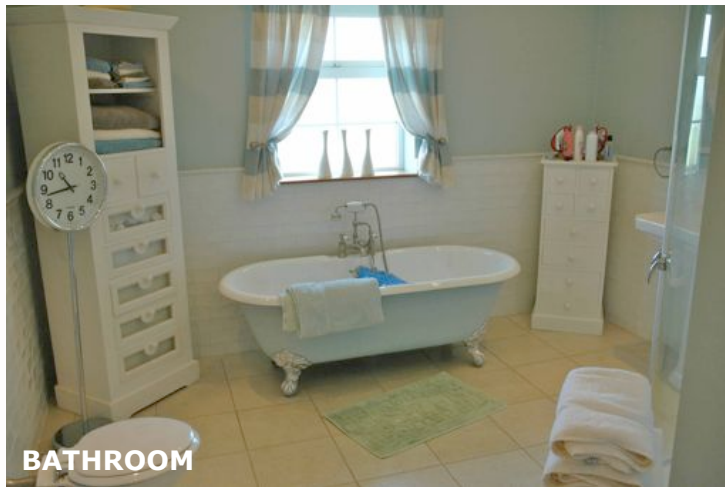
REAR DECKING



LIVING ROOM



ENTRANCE HALL



BATHROOM

FEATURES:

- * Fully Fitted Kitchen - Wild Irish Beech
- * French Oak Wooden Floors
- * Chinese Slate Floor Tiles
- * Extensive Landscaped Gardens
- * Quality Timber Decking to Rear
- * Detached Garage / Retail Showroom
- * Recessed Lighting Throughout
- * TV & Phone Points Throughout
- * Oil Fired Central Heating
- * Security Alarm System
- * Exclusive development of only 15 detached houses

VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers.
Please contact Jonathan Gleeson at (087) 6888440 or Kevin Quilter at (087) 6174844

SERVICES:

All mains services

PRICE:

Region €700,000



FOR SALE

By Private Treaty

No. 5 ARDLEIGH
"The Vivaldi"
TWO-MILE-BORRIS



LUXURY 5-BED RESIDENCE
EXCLUSIVE DEVELOPMENT



Cathedral Street, Thurles
Ph: (0504) 22997
Fax: (0504) 22986
Email: info@tipperaryproperty.com
www.tipperaryproperty.com

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Cathedral Street, Thurles

Tel: (0504) 22997

tipperaryproperty.com

LOCATION / DESCRIPTION:

ARDLEIGH is an exclusive and luxury development of 15 only detached period country houses located in the heart of the village of Two-Mile Borris. We at Gleeson Auctioneers take pleasure in offering for sale a magnificent 5-Bed detached home, No. 5, "The Vivaldi".

This is an elegant family residence of superior design and character, with many unique architectural features. Situated on a spacious 0.5 acre site, this large family home extends to over 2,900 sq.ft. and is exceptionally well presented with attractive décor and many extras.

The number of houses in Ardleigh was deliberately limited to maintain low density. This ensures "The Vivaldi" will offer its owner a home on a scale simply unavailable in town.

Ardleigh beautifully evokes the pleasures of rural living and ensures maximum privacy whilst also having the advantages of all facilities nearby - both in the adjoining village and in nearby Thurles Town. Residents will also benefit from excellent accessibility to the upcoming new Dublin - Cork Motorway (M8). Viewing is highly recommended.

Directions: From Thurles, continue out of town on the Dublin Road. Two-Mile Borris is located approximately four miles from Thurles. Ardleigh is the first development on the left after the main crossroads / junction in the centre of Two-Mile-Borris. No. 5 is located on the left hand side and is indicated by one of our For Sale boards.



KITCHEN / DINING

ACCOMMODATION:

Ground Floor

Entrance lobby:	(10'3" X 11'3") Wood Panel Door, Stained Glass, Georgian Style Fan Light.
Entrance Hall:	(16' X 10'4") Understairs Toilet with WC & WHB - Fully tiled
Livingroom:	(14'7" X 27') Marble fire place, patio doors to rear decking / garden, integrated floor sockets
Sunroom:	(14'9" X 14'6") Patio door to rear decking. Solid wood ceiling.
Kitchen/Dining Room:	(18'4" X 18'10") Fully fitted Wild Irish Beech Kitchen, solid granite worktops, tiled over work area, Belfast sink. Island with granite top, integrated microwave, sockets & storage space. Aga Masterchef with double oven, 5 gas hobs, Neff extractor, Chinese Slate floor.
Diningroom:	(15'1" X 14'8") Cast iron fire place. Centre piece and cove corning.
Utility:	(15'1" X 6'1") Fitted presses & shelving, sink, plumbed for washing machine & tumble dryer, Alarm, Feature half-door to side, Heating thermostat.



Upstairs:

Landing:	(22'1" X 10'2") Skylight, hotpress
Bedroom 1:	(14'9" X 13'1") Walnut floor, Walk-in wardrobe (7'2" X 4'10") <u>Ensuite:</u> (6'3" X 4'10") WC, WHB, shower - fully tiled
Bedroom 2:	(11'3" X 10'4")
Bedroom 3:	(14'8" X 11') Built-in sliding door wardrobe. <u>Ensuite:</u> (7'2" X 3'10") WC, WHB, half-tiled walls, tiled floor & electric mira shower.
Bedroom 4:	(14'9" X 11'4") Walk-in wardrobe (7'1" X 3'11")
Bedroom 5:	(14'8" X 8'5")
Bathroom:	(11'10" X 11'6") half tiled walls, tiled floor, old style chain wc. Whb stand alone bath, aqua Elisa shower.
Converted Garage:	(22'9" X 20'1") Suitable for office / showroom, French oak wooden floor & half-tiled floor, water softener, floor sockets, boiler room, alarmed.