



REAR ELEVATION

FEATURES:

- Spacious 0.75 Acre Site
- Excellent location close to Glengoole
- Convenient to M8 Dublin / Cork Motorway
- Sunny South-Facing Rear Garden
- uPVC double glazed windows throughout
- Oil-Fired Central Heating
- Two EnSuite Bedrooms

SERVICES:

All mains services

PRICE:

Region € 325,000

VIEWINGS:

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



JOHN M.

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JOHN M.

FOR SALE

By Private Treaty

**POYNSTOWN
GLENGOOLE**



**SUPERB 5-BED HOME
ON 0.75 ACRE SITE**

Cathedral Street, Thurles

Tel: (0504) 22997

tipperaryproperty.com

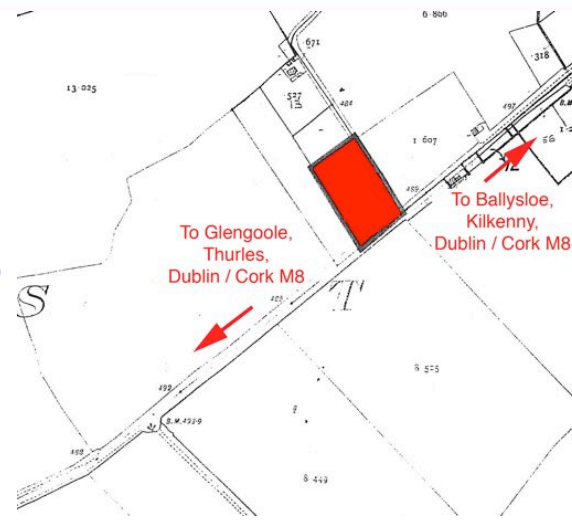
LOCATION / DESCRIPTION:

This is a superb 5-bedroom detached dormer residence located at Poyntstown, just 1 mile from Glengoole, 11 miles from Thurles and 23 miles from Kilkenny. It is also a short distance away from both interchanges onto the new M8 Dublin / Cork Motorway at Horse & Jockey and Urlingford.

Newly built in 2007, this is a spacious family home of approximately 2,200 sq.ft with two Ensuite Bedrooms and situate on a large 0.75 acre site with a sunny South-facing rear aspect. The property does require some interior finishing such as flooring and tiling leaving a blank canvas for any new owner to decorate to their own taste.

The Kitchen is modern with fully fitted maple units, integrated oven, hob, dishwasher, fridge-freezer and a centre island unit. There are double glazed windows throughout and all bedrooms are wired for tv and phone.

Location: Coming from Glengoole (New Birmingham), proceed out of the village on the R689 Ballysloe / Urlingford Road. The property is located on the left hand side approx. 1 mile from Glengoole and is clearly identified by one of our For Sale boards.



ACCOMMODATION:

Ground Floor

Entrance Hall:	(24'9" X 18'9") Large Entrance Hall with phone point
Livingroom:	(17'2" X 14'8") Wood surround open fireplace with granite plinth and cast iron inset, bay window, wooden floor
Bedroom 1: ensuite:	(12'3" X 13'5") with bay window (3'4" X 12'3") wc, whb & shower. Tiled surround. Electric Shower - (Redring Expressions 520 TS)
Bedroom 2:	(13'1" X 11'9")
Downstairs Toilet:	(4'8" X 7'9") off Entrance Hall - wc & whb
Kitchen / Dining:	(24'5" X 16'1") Large Kitchen cum Dining with fully fitted maple units, centre island, integrated oven, hob, extractor fan and fridge freezer. Sliding patio door to rear garden.
Back Porch:	(3'8" X 5'4") door to rear garden.
Toilet 2	(5'4" X 3'3") off Back Porch - wc & whb
Utility:	(8'2" X 7'4") off Back Porch - Plumbed for washing machine and dryer, worktop with sink, oil burner and controls.

First Floor

Landing:	(18'3" X 7'9")
Main Bathroom:	(12'2" X 8'3") wc, whb, bath, electric shower (Triton T90SI), Velux window
Bedroom 3:	(14'8" X 14'4")
Bedroom 4:	(13'2" X 10'0")
Bedroom 5 (Master): Ensuite:	(13'7" X 12'5") (7'7" X 5'0") wc, whb & electric Redring Shower Expressions 520TS
Walk-in Closet:	(5'0" X 4'4")



KITCHEN / DINING

