

FOR SALE

By Private Treaty

**SESKIN
THURLES**



DORMER BUNGALOW ON 1/2 ACRE

LOCATION / DESCRIPTION:

Superb newly completed residence built to a very high standard, set in a lovely scenic location on the edge of Thurles town & close to all amenities. On ½ acre wood-fenced site situated 1½ miles from Thurles and 3 miles from Holycross. Must be viewed to be appreciated

ACCOMMODATION:

Downstairs

- Entrance Hall:** (9'11" x 11'1") Pine staircase
- Living room:** (15'6" x 16'10") Bay window, fireplace, double doors to kitchen/dining room.
- Kitchen/ Dining room:** (13'10" x 27'5") double doors to sunroom, double doors to living room,
- Utility room:** (7'10" x 8'2") door to rear garden, plumbed for washing machine
- W.C.:** (4'10" x 8'1") W. C., W.H.B.
- Sunroom:** (13'7" x 10'9") pine ceiling and pine skirtings
- Bedroom 1/Study:** (13'1" x 11'9")

Upstairs

- Bedroom 2: en-suite:** (13' x 15') dormer window, Velux window (9'7" x 4'3") W.C., W.H.B., electric shower 'Triton T90si', Velux window
- Bedroom 3:** (15'4" x 12'1") with T.V. point
- Bedroom 4:** (10'11" x 11'6") with T.V. point

Walk in hot press

- Bathroom:** (9'5" x 4'4") W.C., W.H.B., Jacuzzi bath, electric 'Triton AS2000xt' shower.

FEATURES:

- * Newly built on 1/2 acre grounds
- * 1 1/2 miles from Thurles town
- * Excellent family home
- * Gravel driveway
- * Lovely scenic location
- * Pine doors & skirtings throughout
- * Generous electrical specification
- * West facing sunroom
- * Oil Fired Central Heating
- * PVC Double glazing
- * Large Garden to front & rear
- * Timber stud fencing
- * Painted throughout
- * Floor area 2,200+ sq.ft.

PRICE:

€375,000

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



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