

For Sale by Private Treaty

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# 7 Galtee View

Cahir o Co. Tipperary



Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of Cahir town centre, 15minutes from Clonmel & 50minutes from the Jack Lynch Tunnel. This prominent detached property benefits from 5 bedrooms & a wealth of living space, cobble block driveway, twin side accesses & a substantial garden to the rear set out in lawn & decking. Rare opportunity.

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## *Location:*



Located just off the r640 Clonmel road, in a mature and exclusive residential settlement & a short walk from the town Centre with its wealth of amenities, schools & shops. This substantial property is just over 15minutes from Clonmel, 4.5km from J10 of the M8 Motorway & just under 50mins to the Jack Lynch tunnel.



Location Map



## *Features:*



This well located property is situated on a superb south/western facing site, benefiting from generous front & rear gardens, mainly mature shrubs, trees and flower beds with the remainder set out in lawn and decking:

- Sought after property in a private location.
- 5 minutes from junction 10 of the M8 Motorway.
- 15minutes from Clonmel.
- 50minutes to the Jack Lynch tunnel.
- Within walking distance of shops and schools.
- OFCH, mains water & sewerage.
- Generous front & rear gardens incorporating mature specimen shrubs, Flower beds, Garden shed (with power), Dual side access to garden.
- Excellently insulated- BER D2 Rating.
- Lots of built in storage.
- Double glazed windows







## *Accommodation:*



### W/C:

1.57 x 1.1

(5' 2" x 3' 6")

- Ceramic floor tiles.
- WHB & Toilet.

### Entrance hallway:

4.85 x 2.18

(15' 11" x 7' 2")

- Ceramic floor tiles.
- Power & Telephone points.
- Wired smoke detector.
- Teak stair case
- Radiator.





**Diningroom/second reception room:**

4.85 x 3.73

(15' 11" x 12' 3")

- Semi solid timber floor.
- Power & Television points.
- Patio door onto garden.
- Radiator.



**Livingroom:**

4.70 x 3.73

(15' 5" x 12' 3")

- Semi solid timber floor.
- Feature fireplace (open) with granite hearth.
- Power & Television points.
- Bay window.
- Radiator.



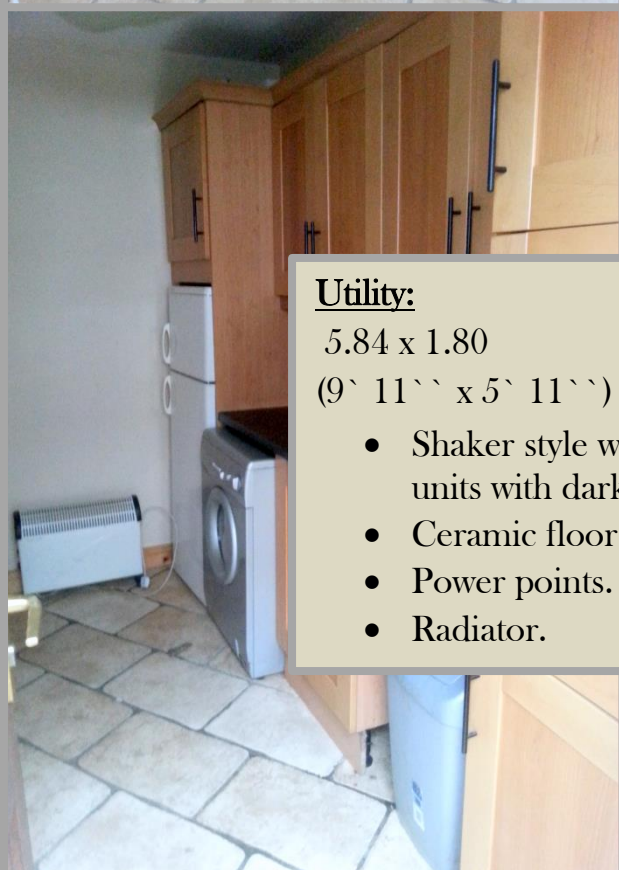


**Kitchen with dining area:**

5.84 x 3.28

(19' 2" x 10' 9")

- Shaker style wall & floor units with dark work surfaces.
- Ceramic floor tiles.
- Integrated oven & microwave.
- Integrated dishwasher & hob.
- Power & Television points.
- Extractor fan.



**Utility:**

5.84 x 1.80

(9' 11" x 5' 11")

- Shaker style wall & floor units with dark work surface.
- Ceramic floor tiles.
- Power points.
- Radiator.



### **Bedroom 1:**

Ground floor

4.34 x 3.02

(14' 3" x 9' 11")

- Laminate timber floor.
- Power & television points.
- Bay window & Radiator.



### **Bedroom 2:**

First floor

3.38 x 2.85

(11' 1" x 9' 4")

- Solid timber floor.
- Built in wardrobe.
- Radiator & power points.



### **Bedroom 3:**

First floor

2.95 x 2.82

(9' 8" x 9' 3")

- Solid timber floor.
- Built in wardrobe.
- Radiator & power points.



### **Bedroom 4:**

First floor

2.79 x 2.49

(9' 2" x 8' 2")

- Solid timber floor.
- Built in wardrobe.
- Radiator & power points.



### **Bathroom:**

First floor

1.78 x 1.70

(5' 10" x 5' 7")

- Ceramic floor tiles.
- Tiled to border.
- Toilet & WHB
- Bath-immersion type shower.
- Shaving light.



### **Bedroom 5:**

First floor

3.66 x 3.63

(11' 12" x 11' 11")

- Solid timber floor.
- Built in wardrobe.
- Radiator & power points.
- Television point.

### **Ensuite:**

2.20 x 1.42

(7' 3" x 4' 8")

- Ceramic floor tiles.
- Tiled to border.
- Toilet & WHB
- Shower, triton elec.
- Shaving light.





# Directions:





Take an immediate right turn & the property  
is the second house on the LHS.



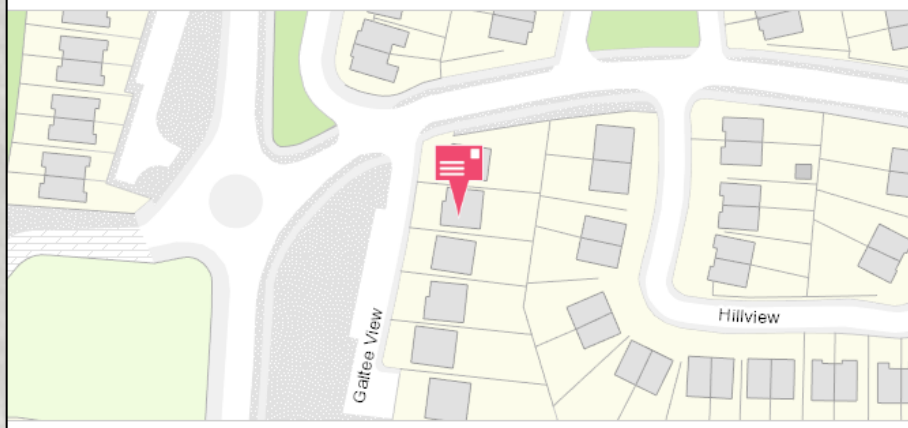
7 GALTEE VIEW

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CAHIR

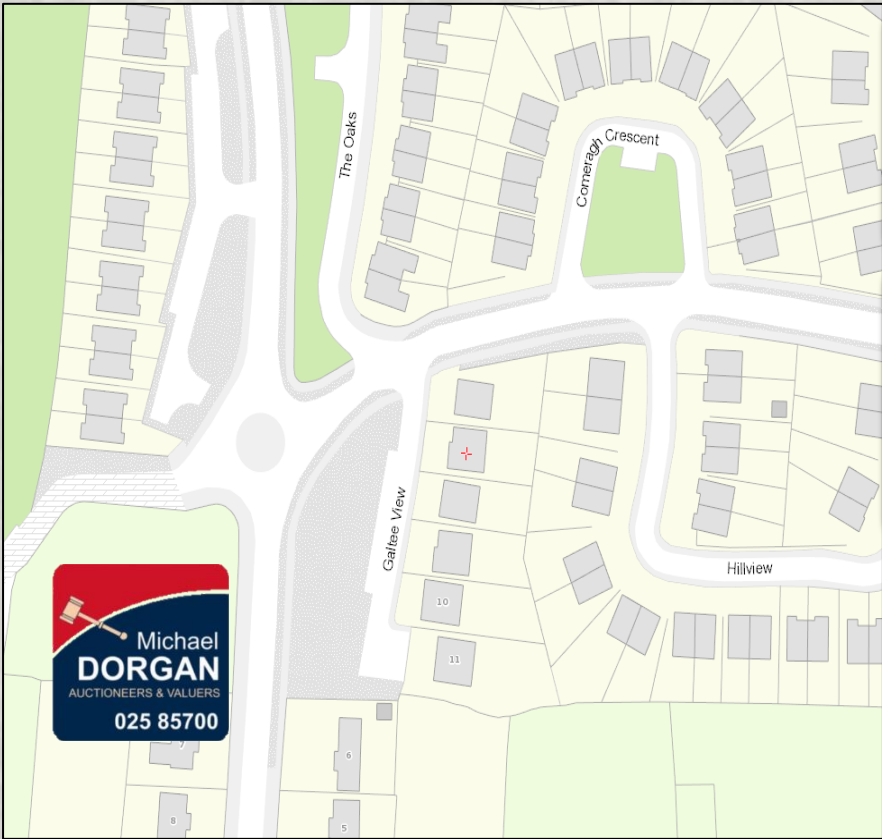
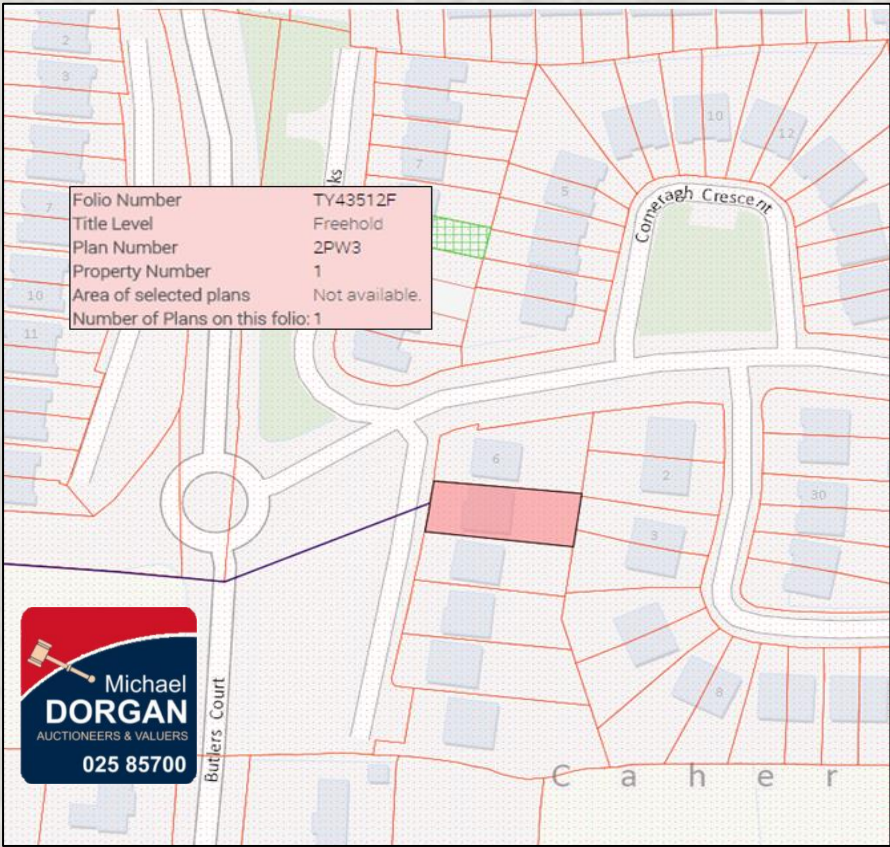
CO. TIPPERARY

E21 PW24





# Documents:





# Terms:



## Guide: €170,000

This well-appointed Property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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**Viewing:** Strictly by Appointment only.



**Building Energy Rating**  
BER: D2

BER No. 108501040

EPI: 267.02kWh/m²/yr

Full BER Certs & Advisory  
reports available on request.

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