



Rahyvira, Donohill, Co. Tipperary.

E34 WY00



Guide Price €450,000



GVM Auctioneers in association with Matthew Ryan & Son, are delighted to present to the market this truly exceptional architecturally designed two-storey detached residence, constructed in 2010 to an outstanding specification with meticulous attention to detail throughout.



Extending to approximately 2,300 sq. ft, this impressive B-rated home offers an abundance of bright, spacious and elegantly presented living and bedroom space, perfectly suited to modern family living. Every aspect of the property reflects the quality of its construction, combining exceptional craftsmanship with excellent energy efficiency .



Occupying a magnificent Circa 2 st acre mature site, the residence overlooks and adjoins the picturesque Multeen River, creating a wonderfully tranquil and peaceful setting rarely found on the market. The beautifully appointed grounds feature mature hedgerows, apple trees, attractive walkways, generous parking and circulation areas, together with a spacious yard.



A significant additional feature of the property is its extensive range of quality outbuildings, offices and workshops, providing exceptional flexibility for those requiring storage, workspace, hobby facilities, or potential business use (subject to any necessary consents). one could also use as a home office or for letting purposes to generate rental income.



Designed with energy efficiency in mind, the home boasts an A3 BER, woodgrain uPVC double-glazed windows, insulated internal wall slabs, 16 inches of attic insulation, ensuring year-round comfort and economical running costs.

Despite its idyllic countryside setting, the property enjoys excellent accessibility. It is located just 15 minutes from Tipperary Town, 25 minutes from Limerick City and the University of Limerick, while the popular villages of Annacarty and Cappawhite are both within easy reach, offering a range of local amenities and services.

This is a rare opportunity to acquire a distinguished family residence that seamlessly combines architectural excellence, superior construction quality, outstanding



energy efficiency, and an enviable riverside setting. Properties of this calibre seldom come to the market, and early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Rooms:

Entrance hallway 6.22m (20'5") x 1.99m (6'6")

Bedroom 1 With ensuite and walk in closet
5.64m (18'6") x 5.26m (17'3")

Ensuite 1 2.15m (7'1") x 1.9m (6'3")

Closet 1 2.18m (7'2") x 2.02m (6'8")

Bedroom 2 3.79m (12'5") x 4.04m (13'3")

Kitchen 5.4m (17'9") x 5.2m (17'1")

Sunroom 2.99m (9'10") x 3.59m (11'9")

Laundry room 3.09m (10'2") x 1.86m (6'1")

Furnace room 2.32m (7'7") x 1.1m (3'7")

1st floor hallway 6.17m (20'3") x 3.24m (10'8")

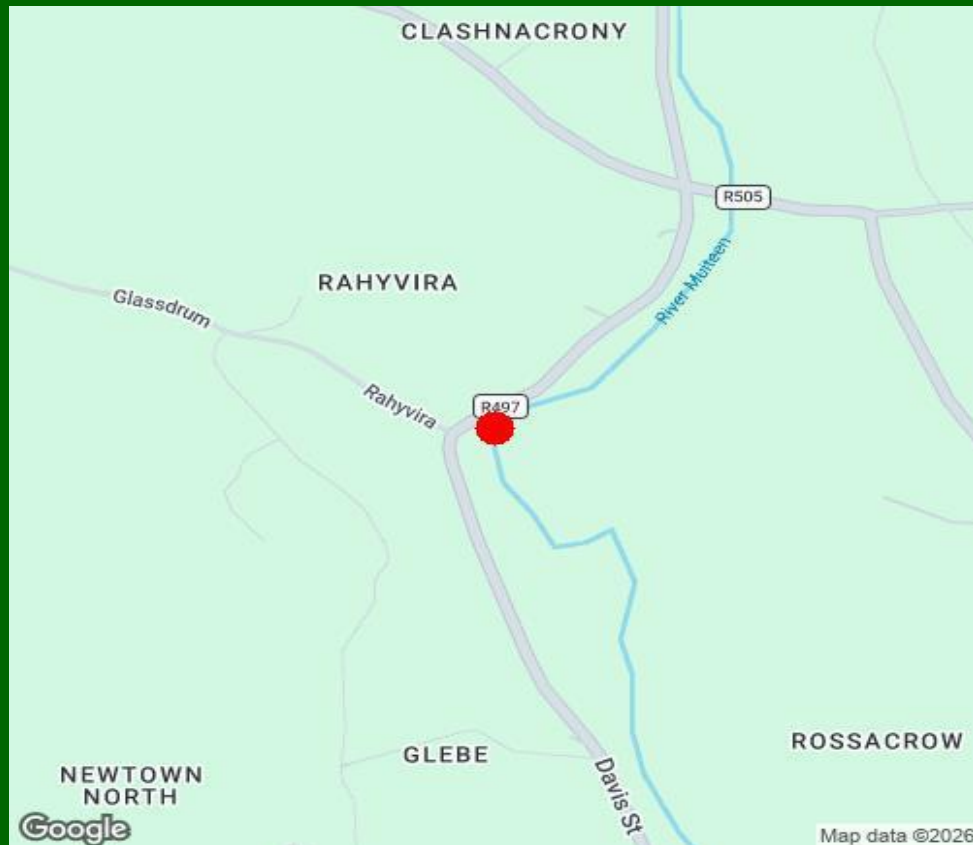
Living room 5.39m (17'8") x 5.21m (17'1")

Bedroom 3 with ensuite and walk in closet.
5.52m (18'1") x 5.22m (17'2")

Ensuite 2 2.16m (7'1") x 1.88m (6'2")

Features:

- Solar panels for water heating
- Extensive road frontage and possible site potential (subject to planning)
- Quality construction and layout
- Tranquil and peaceful setting
- Extensive range of our offices
- UPVC woodgrain windows (double glazed)
- Excellent A3 energy rating
- Oil fired central heating system and solid fuel stove with back boiler
- River frontage
- Must be seen to be appreciated



Property Directions:

Enter Eircode E34 WY00 to your mobile device.

Agent Information:

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Disclaimer

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