

# REA

# Eoin Dillon



4 BEDROOM END TERRACE

G.I.A. 168.08m<sup>2</sup> (1,809 sq. ft.) & ATTIC G.I.A 19.52m<sup>2</sup> (210 sq. ft)

FOR SALE BY PRIVATE TREATY

20 Coille Bheithe  
Nenagh  
County Tipperary  
E45 XP20

AMV €269,500

BER B1

## DESCRIPTION

A beautifully presented four bedroom home in this sought after development close to Nenagh town centre and all amenities. This well finished home is presented for sale in turn key condition.

The accommodation comprises of an entrance hallway with a tiled floor and carpeted stairs to the first floor. The spacious sitting room is to the front of the property and features a laminate wood floor, insert stove and large window allowing for maximum light into this area. The open plan kitchen/dining/living room is to the rear of the property. The kitchen/dining area has a tiled floor, fitted units at eye and base level, large island, dishwasher, electric oven and hob. The living area has a tiled floor with underfloor heating and an insert stove. Off the kitchen is a utility room which has a tiled floor, fitted units, sink and is plumbed for washing machine and dryer. This leads you to the fully tiled wet room with electric shower, W.C. and W.H.B.

Upstairs the property boasts four bedrooms. Two of the bedrooms have a solid timber floor and fitted wardrobes, one bedroom has a carpeted floor and the fourth bedroom has laminate flooring. The master bedroom is to the front of the property and has an en-suite bathroom. The family bathroom is also located on the first floor and is fully tiled with bath, electric shower, W.C. and W.H.B.

This property has the added advantage of a carpeted attic/storage room measuring 3.58m x 3.26m.

Externally this property is adjacent to a green area, has a large front garden and a side pedestrian entrance to a secure paved rear yard with a shed measuring 2.88m x 2.47m.

This is a stunning family home presented in pristine condition throughout and has a sense of warmth and style offering the purchaser an opportunity to acquire a genuine turnkey family home. Viewing strongly recommended. Video tour available on request.

## FEATURES

- Situated within walking distance of Nenagh town centre and all amenities.
- O.F.C.H., condensing boiler, mains water and sewerage
- Extension completed in 2014 to include zoned heating and 16 P.V. panels for water and electricity
- Alarm at the property
- High speed broadband available





## ACCOMMODATION

### Ground Floor

- Entrance hallway 5.78m (19'0") x 1.88m (6'2") Tiled floor and carpeted stairs to the first floor
- Sitting room 4.66m (15'3") x 4m (13'1") Laminate wood flooring and insert stove
- Kitchen/Dining room 5.94m (19'6") x 4.98m (16'4") Tiled floor, fitted units, large island, dishwasher, electric oven and hob
- Living room 6.39m (21'0") x 4.82m (15'10") Tiled floor, insert stove and under floor heating
- Utility room 4.17m (13'8") x 2.12m (6'11") Tiled floor, fitted units, sink, plumbed for washing machine and dryer
- Shower room 2.44m (8'0") x 2.1m (6'11") Fully tiled wet room, electric shower, W.C. and W.H.B.

### First Floor

- Bedroom 1 3.04m (10'0") x 2.17m (7'1") Solid timber floor and fitted wardrobes
- Bedroom 2- Main bedroom 3.71m (12'2") x 3.05m (10'0") Solid timber floor and fitted wardrobes
- En-suite 2.32m (7'7") x 1m (3'3") Fully tiled, electric shower, W.C. and W.H.B.
- Bedroom 3 3.65m (12'0") x 2.98m (9'9") Carpeted flooring
- Bedroom 4 2.93m (9'7") x 2.88m (9'5") Laminate wood flooring
- Bathroom 3m (9'10") x 1.73m (5'8") Fully tiled, bath, electric shower, W.C. and W.H.B.
- Attic/Storage room 3.58m (11'9") x 3.26m (10'8") Carpeted





#### PRICE

€269,500

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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PSRA - 001790

#### DIRECTIONS

The Coille Bheithe development is situated just off St. Conlons road in Gortlandroe. From the Post Office in Nenagh, turn right onto St. Conlon's Road. At the Office of the Revenue Commissioners turn left in to the Coille Bheithe development. Property will be on your left hand side.

Eircode: E45 XP20

#### BUILDING ENERGY RATING (BER)

BER: B1

BER No: 104888599

Energy Performance Indicator: 79.78 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.



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