

# REA

# Eoin Dillon



3 BEDROOM END TERRACE  
G.I.A. 119.52m<sup>2</sup> (1,286 sq.ft.)

FOR SALE BY PRIVATE TREATY

1 Clare Street  
Nenagh  
County Tipperary  
E45 H296

AMV €164,950

BER D1

## DESCRIPTION

Superbly located property within walking distance of Nenagh town centre offering easy access to all amenities. This three bed end terrace represents excellent value and offers great potential for first time buyers, investment or retirement home.

This property is entered via the hallway with a carpeted floor. This leads you to the sitting room with an open fireplace, solid timber floors and stairs to the first floor. Double doors connect you with the kitchen/dining area which is to the rear of the property featuring a combination of solid timber flooring and a tiled kitchen area. The kitchen area comprises of fully fitted units with a breakfast bar, gas hob and electric oven. The main bathroom is fully tiled with W.C, W.H.B and bath. There is a double bedroom on the ground floor, carpeted with fitted wardrobes and a connecting study area.

Upstairs there are two double bedrooms, both carpeted and with fitted wardrobes, featuring a jack and jill style en-suite with an electric shower.

Externally there is a shared entrance to the rear of the property.

This beautifully presented property offers prospective purchasers an opportunity of acquiring a turnkey home having all the amenities of Nenagh town on your doorstep.

## FEATURES

- Property within walking distance of Nenagh town centre and all amenities
- O.F.C.H, mains water and sewerage
- Downstairs bedroom
- Broadband availability





## ACCOMMODATION

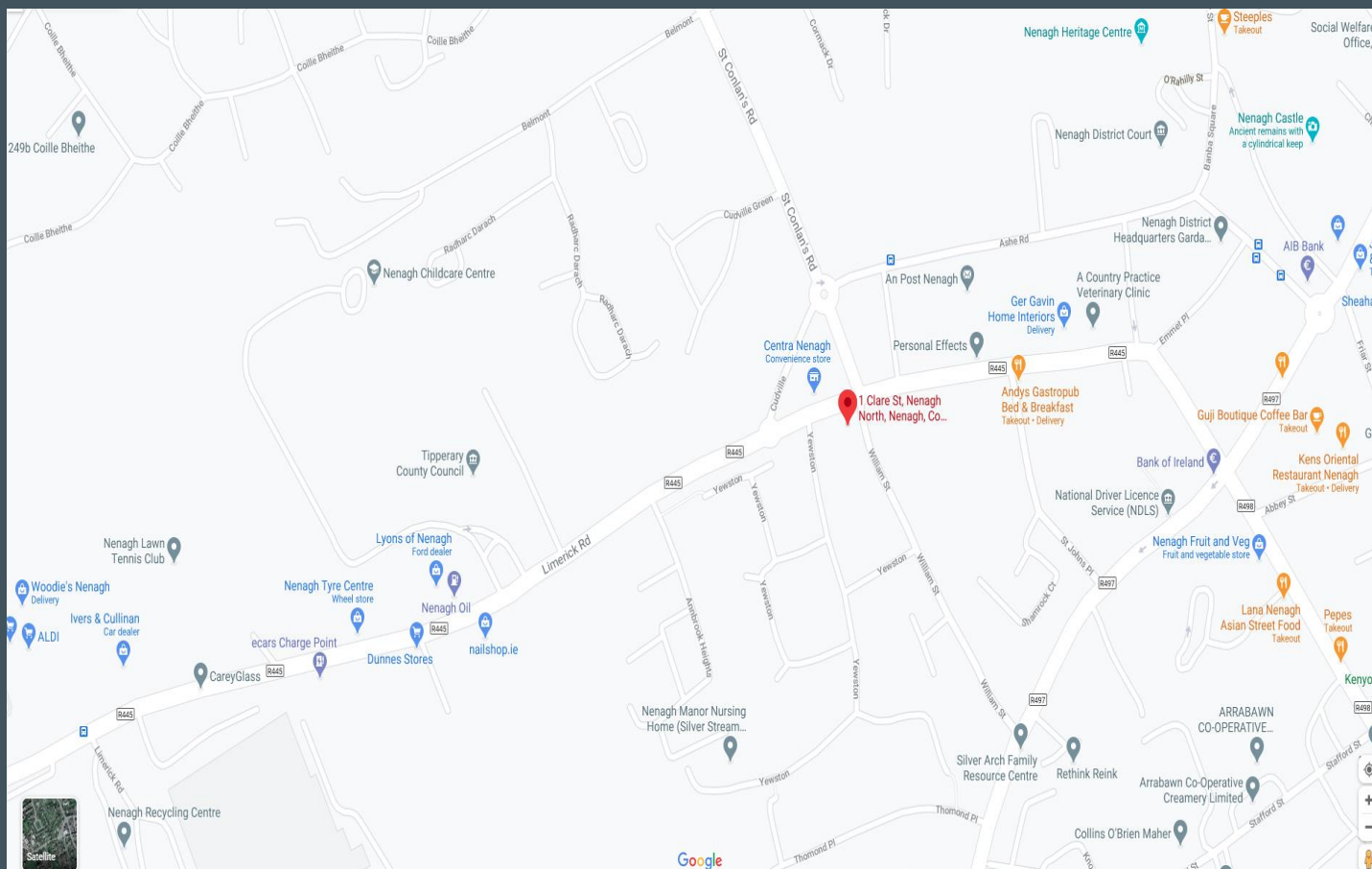
### Ground Floor

•	Entrance hall	1.47m (4'10") x 1.34m (4'5")	Carpeted
•	Sitting room	5.5m (18'1") x 3.4m (11'2")	Solid timber floor with open fireplace
•	Kitchen/Dining area	4.17m (13'8") x 3.16m (10'4")	Solid timber floor & tiles with breakfast bar, fitted units, gas hob and electric oven
•	Utility	2.04m (6'8") x 1.99m (6'6")	Tiled floor, fitted units and washing machine
•	Bathroom	3.02m (9'11") x 2.26m (7'5")	Fully tiled with W.C, W.H.B and bath
•	Bedroom 1	2.92m (9'7") x 2.79m (9'2")	Carpeted and fitted wardrobes
•	Study	2.89m (9'6") x 2.34m (7'8")	Carpeted

### First Floor

•	Bedroom 2	4.66m (15'3") x 3.02m (9'11")	Carpeted with fitted wardrobes.
•	En-suite	2.71m (8'11") x 1.23m (4'0")	W.C., W.H.B and electric shower
•	Bedroom 3	4.25m (13'11") x 3.68m (12'1")	Carpeted and fitted units





## PRICE

€164,950

## VIEWING

By appointment

Contact Negotiators:  
Enda Clifford

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

## DIRECTIONS

From Pearse st, continue on R445 towards Limerick road.  
At the Centra roundabout take the 1st exit & the property will  
be on your right hand side identified by our For Sale sign

## BUILDING ENERGY RATING (BER)

BER: D1

BER No: 103515656

Energy Performance Indicator: 231.97 KWh/m<sup>2</sup>/yr



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property  
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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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