

REA

Eoin Dillon



3 BEDROOM END TERRACE
G.I.A. 119.52m² (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

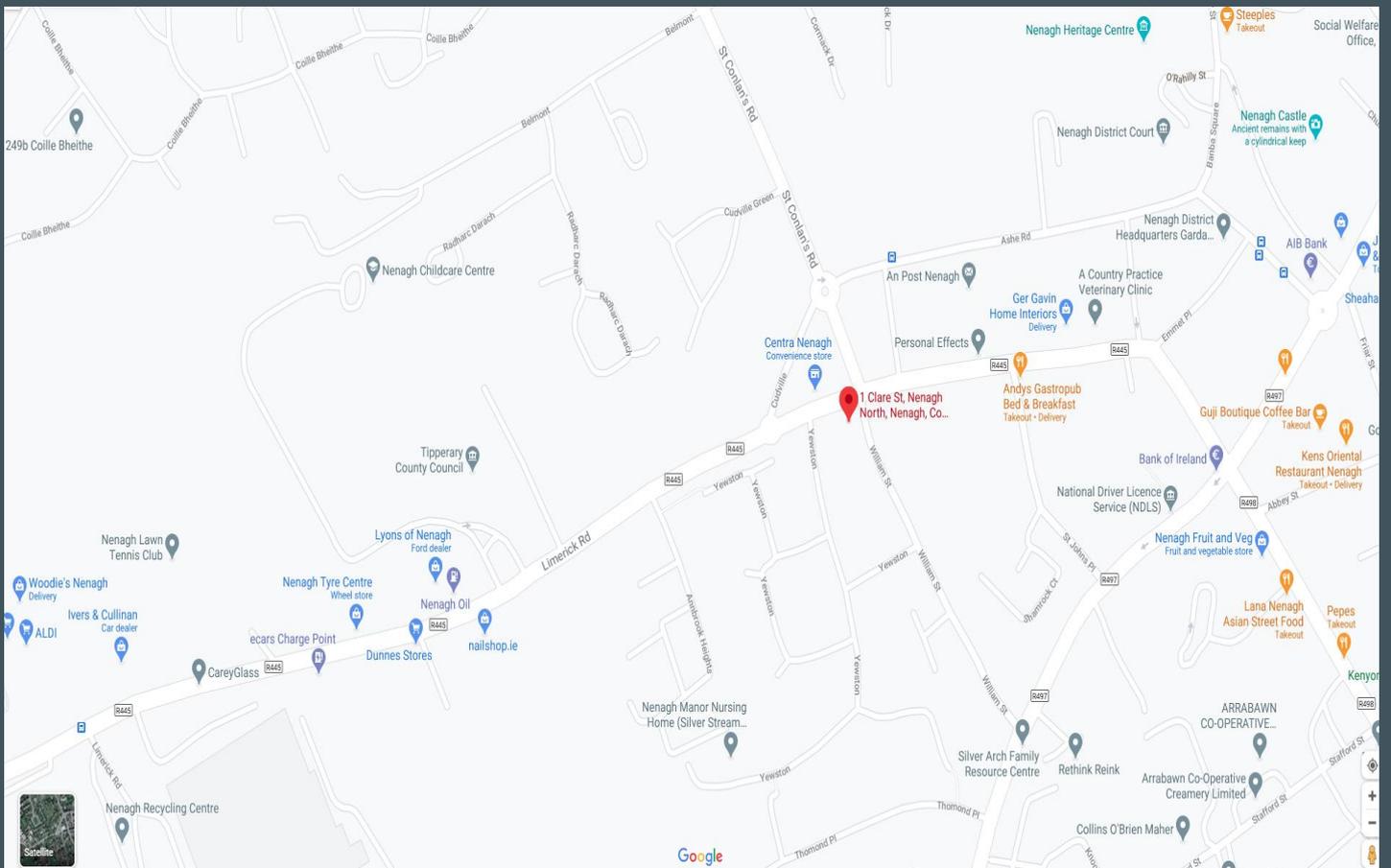
Ground Floor

- 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:
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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/m²/yr



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