

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 138.78m² (1,493 sq.ft.)

FOR SALE BY PRIVATE TREATY

29 Kilnasalla,
Nenagh
County Tipperary
E45 TF76

AMV €395,000

BER C2

DESCRIPTION

REA Eoin Dillon is delighted to introduce No. 29 Kilnasalla, a detached four bedroom family home situated in this highly sought after residential estate. Presented in turnkey condition, this home has been meticulously decorated to a high standard.

Upon entering, you are welcomed by an inviting entrance hall featuring a timber flooring, with a tiled area at the front door and carpeted stairs leading to the first floor, complemented by modern glass balustrades. To your left, the spacious living room boasts wood flooring and a solid fuel insert stove with a brick surround, creating a cozy focal point. Double sliding barn-style doors open to the kitchen and dining area at the rear of the property, where you'll find additional wood flooring, stylish bespoke in frame kitchen units, Quartz worktop, over the counter wall tiling, and an electric oven and hob. The dining area includes built in units and a fitted bench for the dining table, with sliding doors that lead to the private rear garden. Adjacent to the kitchen is a fully tiled utility room, plumbed for a washing machine and dryer, with an access door to the rear garden. A guest W.C is off the utility room. This property also offers the flexibility of a downstairs playroom or second living room with a laminate wood floor, which could easily function as an additional bedroom if needed.

Upstairs, there are four carpeted bedrooms. The main bedroom includes an en-suite bathroom with an electric shower, and one of the additional bedrooms benefits from a storage room that could be converted into a walk in wardrobe. A family bathroom with a bath, electric shower, W.C., and W.H.B. completes the first floor.

Externally, the property includes a tarmac driveway with parking for two cars and pedestrian access to the rear. The beautifully landscaped, low maintenance garden features a covered patio area, ideal for outdoor entertaining as well as a garden shed measuring 6.47m x 2.6m.

With its spacious and well appointed layout, this property is a must see for prospective buyers. Early viewing is highly recommended.

FEATURES

- Superb location just walking distance from Nenagh town centre.
- O.F.C.H., mains water and sewerage.
- Built in 2003, this property is in immaculate condition ready for immediate occupation.
- High speed broadband available in the area.
- Landscaped garden with covered patio area and shed measuring 17 sq.m.



ACCOMMODATION

Ground Floor

• Entrance Hall	6.51m (21'4") x 1.89m (6'2")	Timber flooring, carpet stairs to first floor
• Living Room	5.38m (17'8") x 3.56m (11'8")	Timber flooring, insert stove with brick surround
• Kitchen/ Dining Room	6.95m (22'10") x 3.38m (11'1")	Timber flooring, fitted Inframe kitchen units, quartz worktop, electric oven and hob, tiled splash back, breakfast bar
• Utility	2.36m (7'9") x 1.46m (4'9")	Tiled flooring, fitted units, plumbed for washing machine and dryer
• WC	1.67m (5'6") x 0.87m (2'10")	Tiled flooring, WC and WHB
• Playroom	4.46m (14'8") x 2.67m (8'9")	Laminate wood flooring

First Floor

• Bedroom 1	4.44m (14'7") x 3.54m (11'7")	Carpet flooring and fitted sliderobes, ensuite
• Ensuite	2.69m (8'10") x 1.16m (3'10")	Half wall panelling, WC, WHB and shower
• Bedroom 2	3.49m (11'5") x 3.11m (10'2")	Carpet flooring, fitted wardrobe
• Family Bathroom	1.96m (6'5") x 1.94m (6'4")	Fully tiled, WC, WHB, bath with shower overhead
• Bedroom 3	4.45m (14'7") x 2.68m (8'10")	Carpet flooring, walk- in wardrobe
• Bedroom 4	2.29m (7'6") x 2.12m (6'11")	Carpet flooring, built in wardrobe





PRICE

€395,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh town centre past the Post Office, take St. Conlons road. Take the turn to the right signpost for Ballycommon. The Kilnasalla Development is on the left hand side. Continue into the development and follow the road round to the left. Take the next right and the property will be on your left hand side, indicated by our for sale sign. Eircode: E45 TF76

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 108131228

Energy Performance Indicator: 181.78 kWh/m²/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.

