

REA

Eoin Dillon



4 BEDROOM END TERRACE
G.I.A 129.87m² (1,398 sq. ft.)

FOR SALE BY PRIVATE TREATY

10 The Grove, Millersbrook
Nenagh
County Tipperary
E45 TC60

AMV €319,950



DESCRIPTION

REA Eoin Dillon are delighted to present this spacious four bedroom house located in a highly sought after estate close to Nenagh town centre. This well maintained property has an extension to the rear with wheelchair access to a ground floor bedroom with en-suite.

The accommodation comprises of an entrance hall with tile flooring, under stair storage and a guest W.C. To the left of the entrance hall is the living room which includes an open fire place and laminate floors. Double doors lead into the kitchen/dining room featuring tiled floors, fitted kitchen units, electric oven and hob. The utility room has a tiled floor, is plumbed for a washing machine and has rear access. The ground floor bedroom extends into the rear garden and can be accessed from a side door with a ramp and also from the kitchen. This bedroom features laminate flooring and an en-suite with W.C, W.H.B and an electric shower/wet room.

Upstairs there are three bedrooms, all with laminate floors and two with the benefit of fitted wardrobes. The master bedroom features an en-suite with tiled floors, W.C, W.H.B and an electric shower. There is also a family bathroom with tiled floors, W.C, W.H.B and a bath.

Externally this property has a tarmac driveway and a side entrance gate giving pedestrian access to the rear garden and extension.

Viewing is highly recommended.

FEATURES

- Four bedroom well maintained property, ready for immediate occupancy
- Located just a five minute walk to Nenagh town centre and all amenities
- O.F.C.H, mains water and sewerage
- Fibre broadband available in the area
- Ground floor bedroom and en-suite adapted for wheelchair use



ACCOMMODATION

Ground Floor

• Entrance Hall	5.88m (19'3") x 1.87m (6'2")	Tile flooring, understair storage and guest W.C
• Living Room	5.08m (16'8") x 3.86m (12'8")	Timber flooring and open fire place
• Kitchen/Dining Room	4.26m (14'0") x 3.81m (12'6")	Tile flooring, fitted units, electric oven and hob
• Bedroom 1	6.13m (20'1") x 4.36m (14'4")	Laminate flooring
• En-suite	2.55m (8'4") x 2.46m (8'1")	Tile flooring, W.C, W.H.B and electric shower.
• Utility	2.59m (8'6") x 1.48m (4'10")	Tiled flooring & pumped for washing machine

First Floor

• Bedroom 2	3.73m (12'3") x 3.63m (11'11")	Laminate flooring and fitted wardrobes.
• En-suite	2.75m (9'0") x 1.19m (3'11")	Tile flooring, W.C, W.H.B and electric shower
• Family Bathroom	2.36m (7'9") x 2.05m (6'9")	Tile flooring, W.C, W.H.B and bath
• Bedroom 3	2.83m (9'3") x 2.3m (7'7")	Laminate flooring





PRICE

€319,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Millersbrook development is located on the Borrisokane road. From Tesco head towards the Nenagh bypass on the R497. Take the first right turn just after the petrol station. Once you arrive in the Millersbrook estate continue onto the Grove. The property will be clearly identified by our For Sale sign. Eircode: E45 TC60

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 118795186

Energy Performance Indicator: 201.46 kWh/m²/yr



the mark of
property
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worldwide



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