

REA

Eoin Dillon



3 BEDROOM TOWN HOUSE
G.I.A. 76.67m² (825 sq. ft.)

FOR SALE BY PRIVATE TREATY

42 Sarsfield Street,
Nenagh
County Tipperary
E45 AE22

AMV €175,000

BER E1

DESCRIPTION

Excellent opportunity to purchase a three bedroom townhouse conveniently located in the heart of one of the fastest growing towns in Tipperary. This property has recently been renovated and will appeal to first time buyers or for investment purposes.

The accommodation consists of an open plan living/dining/kitchen room, utility, shower room and three bedrooms with the benefit of an enclosed rear yard.

On entering the property you are greeted into an open plan living/dining/kitchen with laminate wood flooring, kitchen fitted units and carpeted stairs to the first floor. The utility room features lino flooring, is plumbed for washing machine and dryer and has an access door to the rear yard. The shower room has lino flooring, electric shower, W.C & W.H.B. with vanity units.

The first floor has a bedroom with carpeted flooring.

The second floor has a further two bedrooms with carpeted flooring.

Externally to the rear of the property is an enclosed yard.

This townhouse offers prospective purchasers a unique opportunity to purchase a property in a prime location.

Viewing highly recommended.

FEATURES

- Located in Nenagh town centre within walking distance of all amenities
- Recently renovated three bedroom townhouse in turnkey condition
- Mains water and sewerage
- Enclosed rear yard
- Fibre broadband in the area



ACCOMMODATION

Ground Floor

- Living/Dining/Kitchen 9.72m (31'11") x 2.83m (9'3") Laminate wood flooring, fitted kitchen units and carpeted stairs to the first floor
- Utility room 2.05m (6'9") x 1.93m (6'4") Lino flooring, plumbed for washing machine & dryer and access door to the rear
- Shower room 3.6m (11'10") x 1.01m (3'4") Lino flooring, electric shower, W.C. and W.H.B. with vanity unit

First Floor

- Bedroom 1 3.84m (12'7") x 2.98m (9'9") Carpeted flooring

Second Floor

- Bedroom 2 2.99m (9'10") x 2.8m (9'2") Carpeted flooring
- Bedroom 3 3.99m (13'1") x 1.85m (6'1") Carpeted flooring





PRICE

€175,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Pearse St in Nenagh take the right turn at the market cross. Follow the road as it veers to the left and the property is on your left hand side identified by our For Sale sign.

Eircode: E45 AE22

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 103721825

Energy Performance Indicator: 302.87 kWh/m²/yr



the mark of
property
professionals
worldwide



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