

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald  
Talbot



St. Conlon's Road, Nenagh,  
Co. Tipperary, E45 YA27.

BER D2

[sherryfitz.ie](https://sherryfitz.ie)





This is a delightful four-bedroomed detached bungalow which occupies a private site in one of Nenagh's most prestigious and sought after locations

It presents itself in good condition and is ready for immediate occupation.

This is ideally suitable as a family home or those looking for the ideal retirement home. It offers a strong balance of living and bedroom accommodation throughout.

The property includes an entrance hall, living room, dining room, kitchen, utility room, shower room and four good sized bedrooms.

St Conlan's Road is located only a short walk from Nenagh town centre (1kms) and all essential amenities (Sheedy's Centra – 400 m).

Viewing is highly recommended.



## Accommodation

House Size 105 sq. m / 1130 sq.ft

**Entrance Hall** 4.6m x 1.5m (15'1" x 4'11"): with walnut effect laminate floor

**Living Room** 3.6m x 3.1m (11'10" x 10'2"): with walnut effect laminate flooring, bay window, tiled fireplace

**Dining Room** 3.6m x 3.4m (11'10" x 11'2"): with stone fireplace, fitted cabinets and laminate flooring

**Kitchen** 4m x 2.1m (13'1" x 6'11"): with maple fitted kitchen units, electric hob and oven

**Utility Room** 2.7m x 2.3m (8'10" x 7'7"): plumbed for washing machine

**Shower Room** 2.4m x 2.4m (7'10" x 7'10"): fully tiled, wc, hand basin and electric shower

**Bedroom 1** 3.5m x 2.85m (11'6" x 9'4"): with built in wardrobe

**Bedroom 2** 3m x 2.3m (9'10" x 7'7"): with built in wardrobe

**Bedroom 3** 4m x 3.5m (13'1" x 11'6")

**Bedroom 4** 3.5m x 3m (11'6" x 9'10")







**Garden**

Lawn front & rear

**Services**

Mains water & Sewerage  
Oil Fired Central Heating

**BER** BER D2, BER No. 102023207





**Directions**

Eircode E45YA27





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