

# REA

# Eoin Dillon



4 BEDROOM BUNGALOW  
G.I.A. 137.2 sq. m. (1,477 sq. ft.)

FOR SALE BY PRIVATE TREATY

Gortlandroe  
Nenagh  
County Tipperary  
E45 EC95

AMV €399,950

BER D2

## DESCRIPTION

Nestled close to the bustling heart of Nenagh, this four bedroom bungalow is a haven of comfort and convenience. The meticulously maintained site and mature greenery offer a tranquil retreat within walking distance of all amenities.

The front porch opens onto a bright entrance hall with herringbone flooring and decorative coving. The spacious bright living room features carpeted flooring, solid fuel stove and decorative coving. The kitchen/dining area is to the rear of the property and has lino flooring, an abundance of base and wall storage units, tiled splashback, solid fuel stove and is plumbed for a dishwasher. The kitchen area leads you a light filled sunroom with tiled flooring & also providing rear access. There are four bedrooms in this residence, three of which have timber flooring. The fourth bedroom has carpeted flooring and also one of the bedrooms has fitted sliderobes. The family bathroom is partially tiled with electric shower, W.C. and W.H.B.

This property has the benefit of an attached garage, accessible from the front of the property and a boiler house which is plumbed for a washing machine.

Externally this well maintained property has fabulous front and rear gardens, providing an abundance of colour and scent, a haven of peace, tranquility and privacy, offering an ideal entertainment space for family gatherings or just a retreat after a busy day.

This property creates further appeal with a tarmac driveway, solar panels and rear patio area.

This well presented property is in very good condition throughout and offers well-proportioned and spacious accommodation and is sure to be of enormous interest to those seeking a home in an exclusive and most convenient location.

Viewing highly recommended.



## FEATURES

- Property within walking distance of Nenagh town centre & all amenities
- O.F.C.H., mains water & sewerage
- Well-proportioned & spacious four bedroom bungalow ready for immediate occupancy
- Well maintained gardens with tarmac driveway
- Solar panels to the rear & garage measuring 5.45m x 3.07m

## ACCOMMODATION

### Ground Floor

- Entrance porch 1.93m (6'4") x 0.68m (2'3")
- Entrance hallway 7.68m (25'2") x 5.62m (18'5") Laminate herringbone flooring and decorative coving
- Living room 5.23m (17'2") x 5.07m (16'8") Carpeted flooring, solid fuel stove & decorative coving
- Kitchen 6.72m (22'1") x 4.06m (13'4") Lino flooring, solid fuel stove, fitted kitchen units, tiled splashback & plumbed for dishwasher
  
- Sun room 3.05m (10'0") x 2.44m (8'0") Tiled flooring & access door to the rear garden
- Bedroom 1 3.25m (10'8") x 3.21m (10'6") Timber flooring & fitted wardrobes
- Bedroom 2 4.15m (13'7") x 3.26m (10'8") Timber flooring
- Bedroom 3 4.06m (13'4") x 2.71m (8'11") Timber flooring & sliderobes
- Bedroom 4 2.91m (9'7") x 2.58m (8'6") Carpeted flooring
- W.C. 1.84m (6'0") x 0.9m (2'11") Lino flooring, partially tiled walls & W.C.
- Bathroom 2.9m ( 9'6") x 2.4m ( 7'10") Tiled flooring, partially tiled walls, electric shower, W.C. & W.H.B.
- Garage 5.45m (17'11") x 3.07m (10'1")
- Boiler House 2.71m ( 8'11") x 2.31m (7'7") Plumbed for washing machine





### PRICE

€399,950

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

From the post office in Nenagh, turn right onto St. Conlon's road. Continue on this road past the hurling field and the property will be on your left hand side identified by our For Sale sign. Eircode: E45 EC95

### BUILDING ENERGY RATING (BER)

BER: D2

BER No: 118517069

Energy Performance Indicator: 292.85kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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