

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
Talbot



3 Knights Crescent, Nenagh,
Co. Tipperary, E45 EP82.

BER D2

sherryfitz.ie



Sherry FitzGerald Talbot are delighted to present No. 3 Knights Crescent, a beautifully maintained four bedroom detached home overlooking a large green area in this highly sought after development.

Extending to approximately 155 sq m on a site of 0.30 hectares (0.74 acres), the property offers bright, well-proportioned accommodation ideal for modern family living.

The entrance hallway leads to a living room with views over the green area and a kitchen/dining area that connects to a light filled sunroom overlooking the rear garden. The ground floor also includes a bedroom, shower room and utility. Upstairs are three bedrooms and a family bathroom.

Outside, the property enjoys a prime position with a front green and a private rear garden. Conveniently located just 1.25 km from the M7 and 1 km from the town centre, it combines peaceful living with easy access to schools, shops and commuter routes.

A turnkey family home in a prime location. Viewing is highly recommended.



Accommodation

Ground Floor

Entrance Hall 5.84m x 2.09m (19'2" x 6'10"): with solid oak flooring and under stair storage

Living Room 5.48m x 4.18m (18' x 13'9"): with solid oak flooring, electric fireplace with marble surround and sliding door to dining room

Kitchen / Dining Room 7.75m x 3.03m (25'5" x 9'11"): with solid oak flooring, fully fitted kitchen units, granite worktop, electric oven and hob

Sunroom 6.46m x 3.12m (21'2" x 10'3")

Utility Room 1.88m x 1.27m (6'2" x 4'2"): fully tiled, wc, handbasin and plumbed for washing machine

Back Hall 2.67m x 0.95m (8'9" x 3'1")

Bedroom One 3.8m x 2.63m (12'6" x 8'8"): ground floor bedroom, laminate flooring

Shower Room 2.67m x 2.2m (8'9" x 7'3"): fully tiled, wc, handbasin and electric shower

First Floor

Bedroom Two 3.17m x 2.8m (10'5" x 9'2"): carpet flooring and built in wardrobe

Bedroom Three 3.7m x 3.64m (12'2" x 11'11"): carpet flooring and built in wardrobe

Bedroom Four 4.08m x 3.09m (13'5" x 10'2"): carpet flooring and built in wardrobe

Bathroom 2.82m x 2.01m (9'3" x 6'7"): fully tiled, wc, handbasin, bath, electric shower and heated towel rail

Landing 2.03m x 1.97m (6'8" x 6'6"): carpet flooring





Garden

Garage

Services

Mains water, sewerage and oil fired central heating.



BER

BER D2, BER No. 108501578





Directions

Eircode E45EP82





Ground Floor



Floor 1



Approximate total area⁽¹⁾
153.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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