

REA

Eoin Dillon



3 BEDROOM SEMI DETACHED

G.I.A. 100.08m² (1,077 sq.ft.)

FOR SALE BY PRIVATE TREATY

36 Carrig Rua,
Nenagh
County Tipperary
E45 N903

AMV €299,950

BER C2

DESCRIPTION

Built in 2004, a well presented three bedroom home in this modern, sought after development close to Nenagh town centre and all amenities. This home has been well maintained and presented for sale in turn key condition.

The accommodation comprises of an entrance hallway with a tiled floor and stairs leading to the first floor. To the left of the hall is the bright and welcoming living room, which benefits from an abundance of natural light. It features a stylish laminate timber floor and a solid fuel stove, creating a warm and comfortable atmosphere. The kitchen/dining room is to the rear of the property and has a tiled floor, full range of eye and base level kitchen units, tiled splashback, is plumbed for dishwasher and washing machine, electric oven and hob and sliding doors to the rear garden allowing for maximum light. Upstairs there are three bedrooms, all three featuring timber flooring, one of which has fitted wardrobe and an en-suite. The family bathroom is fully tiled with bath, electric shower, W.C. and W.H.B.

Externally, this property features a tarmac driveway, with convenient side access. To the rear, there is a well maintained, low maintenance garden complete with a practical garden shed perfect for additional storage.

This house represents an ideal family home or investment property and viewing is strongly recommended.

FEATURES

- Situated within a short walk to Nenagh town centre and all amenities
- Well maintained property ready for immediate occupancy
- O.F.C.H, mains water and sewerage
- Tarmac driveway
- Ideal family home, first time buyer or investor property



ACCOMMODATION

Ground Floor

- | | | |
|--------------------|--------------------------------|---|
| • Entrance hallway | 5.73m (18'10") x 1.87m (6'2") | Tiled flooring |
| • Living room | 4.37m (14'4") x 3.65m (12'0") | Laminate timber flooring |
| • Kitchen/Dining | 5.45m (17'11") x 4.46m (14'8") | Tiled flooring, full range of wall and base units, electric oven and hob. |
| • WC | 1.55m (5'1") x 1.19m (3'11") | W.C. & W.H.B. |

First Floor

- | | | |
|---------------------|--------------------------------|--------------------------------------|
| • Bedroom 1 | 3.77m (12'4") x 3.25m (10'8") | Timber flooring |
| • En-suite bathroom | 2.51m (8'3") x 0.99m (3'3") | Tiled flooring, shower W.C. & W.H.B. |
| • Bedroom 2 | 3.94m (12'11") x 2.68m (8'10") | Timber flooring |
| • Bedroom 3 | 2.65m (8'8") x 2.74m (9'0") | Timber flooring |
| • Family bathroom | 2.56m (8'5") x 2.05m (6'9") | Fully tiled, bath, W.C. & W.H.B. |





PRICE

€299,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From the Post Office, turn right at the roundabout down St Conlons Road. Continue past the G.A.A. complex and turn left into the Carrig Rua development past the Spar Petrol station on your left. Continue into the development and take the 2nd left turn identified by our For Sale sign. Eircode: E45N903

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 111836177

Energy Performance Indicator: 191.72 kWh/m²/yr

