

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

8 Summerhill,
Nenagh
County Tipperary
E45 T959

AMV €79,950



DESCRIPTION

This is an excellent opportunity to purchase a two bedroom townhouse which is centrally located in Nenagh town.

The well appointed property consists of living/dining room, kitchen, two bedrooms, bathroom and storage room.

You enter the property into the living room with a laminated floor and an open fireplace which leads you to the kitchen featuring a tiled floor, fitted units and carpeted stairs to the first floor. The utility room is off the kitchen which is plumbed for a washing machine. The bathroom is to the rear of the property featuring a tiled floor, partially tiled walls, bath, electric shower, W.C. and W.H.B.

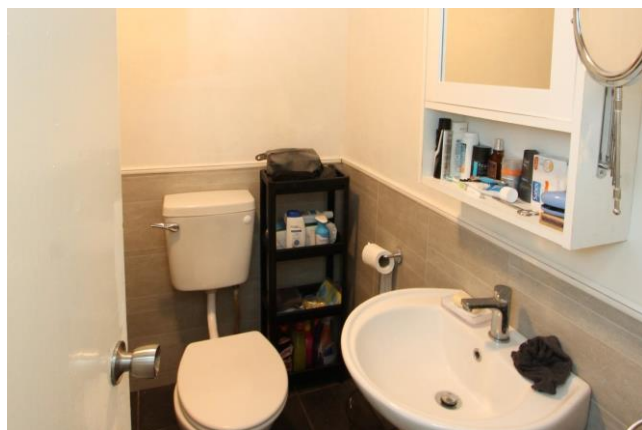
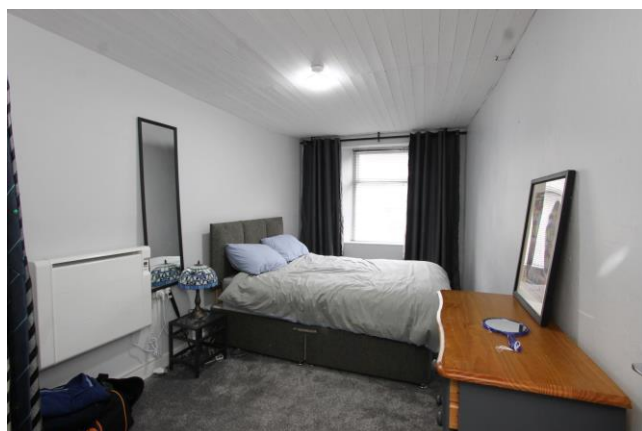
There is a double bedroom on the first floor which is carpeted and another on the second floor, which comprises of a laminated floor.

The third floor consists of a carpeted storage area.

This property is in turnkey condition and ready for immediate occupancy. This property would make an ideal starter or investment property.

Viewing highly recommended.

Video link available on request.



FEATURES

- Located in Nenagh town centre ready within walking distance of all amenities.
- Mains water and sewerage
- Ideal first time buyer or investment property
- Property in turnkey condition
- Broadband availability

ACCOMMODATION

Ground Floor

- | | | |
|---------------|------------------------------|--|
| • Living room | 5.41m (17'9") x 2.49m (8'2") | Laminate floor and open fireplace |
| • Kitchen | 3.7m (12'2") x 2.72m (8'11") | Tiled floor and fitted units with stairs to the first floor |
| • Utility | 1.91m (6'3") x 0.91m (3'0") | Washing machine |
| • Bathroom | 1.91m (6'3") x 1.83m (6'0") | Tiled floor, partially tiled walls, bath, electric shower, W.C and W.H.B |

First Floor

- | | | |
|-------------|------------------------------|----------|
| • Bedroom 1 | 4.72m (15'6") x 2.46m (8'1") | Carpeted |
|-------------|------------------------------|----------|

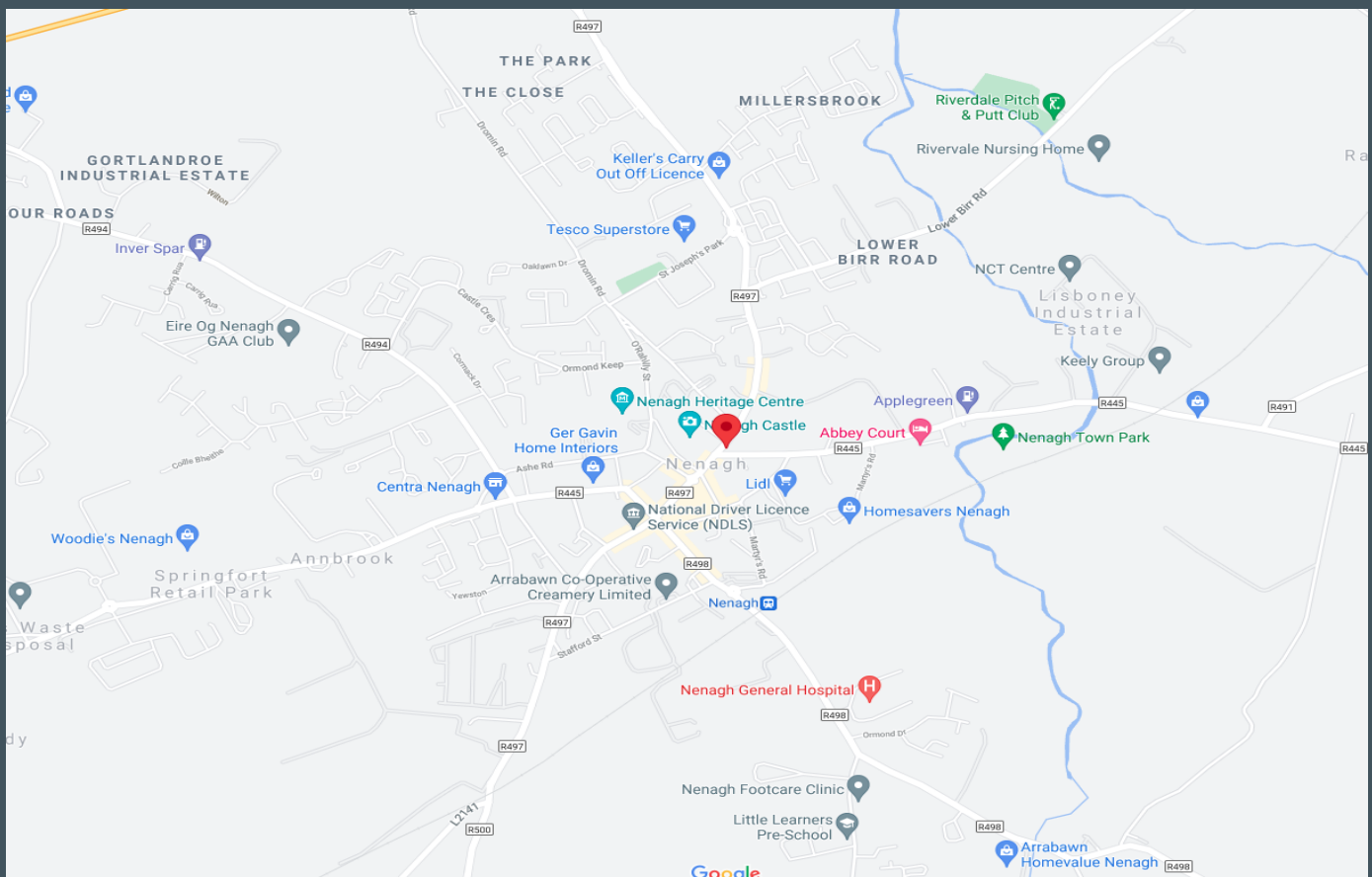
Second Floor

- | | | |
|-------------|------------------------------|----------------|
| • Bedroom 2 | 4.49m (14'9") x 2.51m (8'3") | Laminate floor |
|-------------|------------------------------|----------------|

Third Floor

- | | | |
|--------------|------------------------------|----------|
| • Store room | 4.56m (15'0") x 2.06m (6'9") | Carpeted |
|--------------|------------------------------|----------|





PRICE

€79,950

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Pearse St in Nenagh, head towards Summerhill area (R497). The property will be on your right hand side with our For Sale sign displayed.

BUILDING ENERGY RATING (BER)

BER: G

BER No: 111058269

Energy Performance Indicator: 488.6 kWh/m²/yr

REA



the mark of
property
professionals
worldwide



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The Particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.