

REA

Eoin Dillon



3 BEDROOM DETACHED
G.I.A. 149.45 m² (1,609 sq.ft.)

FOR SALE BY PRIVATE TREATY

Sliabh Na Mbán
Knockalton Lower
Nenagh
County Tipperary
E45 HW57

AMV €249,950



DESCRIPTION

Nestled in the beautiful countryside location of Knockalton, Nenagh this 3 bedroom detached property with large mature gardens to the front and rear is presented immaculately. It features an open plan kitchen/dining area with a separate sitting room together with 3 bedrooms and converted attic which provides two store rooms and a showerroom.

You enter the property into the hallway with laminate timber floor and stairs to the first floor. The sitting room is to the left featuring an open fire with marble fireplace and decorative coving. The kitchen/dining room is to the rear of the property with a tiled floor and fully fitted shaker style wood kitchen with electric hob, double oven and granite worktops. The dining area has a solid fuel stove with back boiler and double doors leading out to the rear garden with stunning views.

The utility room has a tiled floor & washing machine. There is three bedrooms in this property, all carpeted and two with built in wardrobes. The family bathroom is fully tiled with electric shower, bath, W.C, W.H.B.

Upstairs there is a fully converted attic which provides two store rooms and a showerroom with electric shower, tiled floor, W.C & W.H.B.

Outside the property stands on a large site with tarmac driveway and mature gardens to the front and rear. In addition there is a detached garage measuring 3m x 8m.

FEATURES

- Located within a 7 minute drive to Nenagh town centre and all amenities.
- O.F.C.H (dual with solid fuel stove).
- Alarm.
- Detached garage measuring 24 sq. m.
- Property on a 0.69 acre site.
- Less than 5 minute drive to M7 motorway.
- Meticulously decorated throughout.



ACCOMMODATION

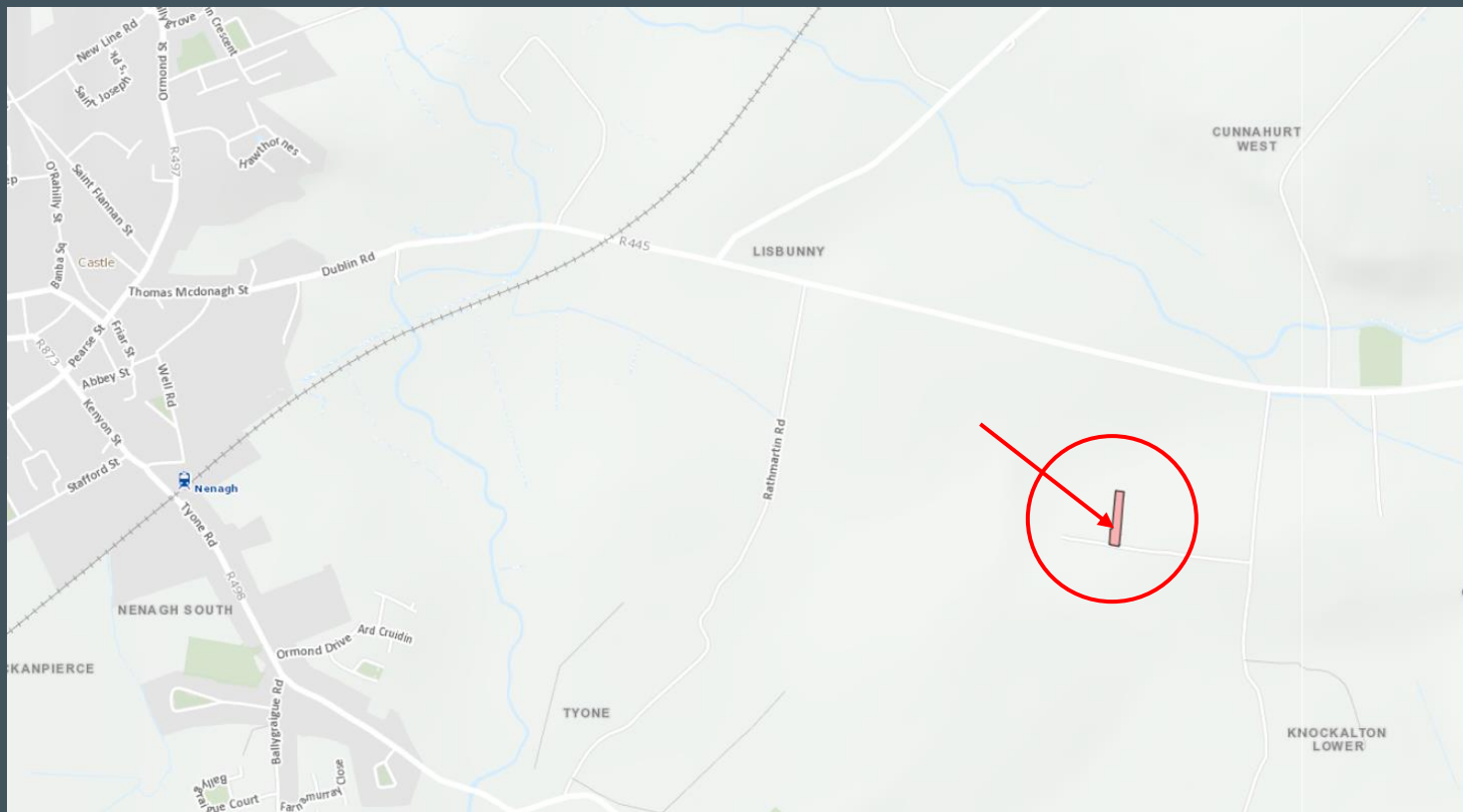
Ground Floor

•	Entrance Hall way	5.89m (19'4") x 1.07m (3'6")	Laminate wood flooring and stairs to the first floor.
•	Sitting room	4.12m (13'6") x 4.04m (13'3")	Laminate wood flooring, open fire, marble fireplace, decorative coving.
•	Kitchen/dining room	4.11m (13'6") x 4.07m (13'4")	Solid fuel stove with back boiler, tiled floor, granite worktop, shaker units, dishwasher, electric hob and double oven.
•	Utility	1.07m (3'6") x 1.53m (5'0")	Tiled floor and plumbed for a washing machine.
•	W.C	3.33m (10'11") x 1.64m (5'5")	Fully tiled, electric shower and bath, W.C and W.H.B
•	Bedroom 1	3.02m (9'11") x 2.75m (9'0")	Carpet floor.
•	Bedroom 2	3.84m (12'7") x 3m (9'10")	Carpet floor with build in wardrobe.
•	Bedroom 3	3.94m (12'11") x 3.34m (10'11")	Carpet floor with build in wardrobe and wash hand basin.
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Attic

•	Attic storage room 1	4.54m (14'11") x 3.01m (9'11")	Velux window
•	Attic storage room 2	4.17m (13'8") x 3.01m (9'11")	Velux window
•	Showroom	3.01m (9'11") x 2.05m (6'9")	Electric shower, tiled floor, W.C and W.H.B.





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Enda Clifford

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh take the R445 (old Dublin road) and continue out past the Abbey Court Hotel. Continue past the Abbeyview bed and breakfast and take the first right turn and then the first right turn again. Property is the 11th house on the right hand side and is indicated by our for sale sign.

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 113652242

Energy Performance Indicator: 169.95k/Wh/m²/yr



the mark of
property
professionals
worldwide



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