

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A 120.69m² (1,300 sq. ft.)

FOR SALE BY PRIVATE TREATY

59 Droim Na Coille, Dromin Road
Nenagh
County Tipperary
E45 TA49

AMV €319,950



DESCRIPTION

REA Eoin Dillon are delighted to present this spacious three bedroom semi detached home to the market, ideally positioned on a generous corner site within a modern and sought after development, just minutes from Nenagh town centre and all local amenities.

This well maintained property boasts the added benefit of an attached garage, offering excellent potential for conversion into further living space or an additional bedroom, perfect for growing families or those seeking flexible accommodation options.

The accommodation comprises an inviting entrance hallway with laminate timber flooring and carpeted stairs leading to the first floor. To the left is a bright and spacious living room, featuring laminate wood flooring, a solid fuel stove and a large front facing window that floods the room with natural light.

The kitchen/dining area includes lino flooring, a full range of fitted wall and base units, tiled splashback, electric cooker, integrated dishwasher, and fridge freezer. Floor to ceiling sliding doors open onto the rear garden, maximising light and providing easy access to outdoor space onto the decking area. Off the kitchen is the utility room, plumbed for a washing machine and dryer, with access to the rear garden. A guest W.C. completes the ground floor.

Upstairs are three bedrooms, all with timber flooring, including a master bedroom with ensuite, and a main bathroom with bath, electric shower, W.C., and W.H.B

Externally, the property offers off street parking and a neat front lawn. A side entrance leads to the rear garden, which features mature shrubbery and a charming timber decking area perfect for relaxing in private surroundings. Viewing is highly recommended.

FEATURES

- Situated within easy walking distance of Nenagh town centre and all amenities
- O.F.C.H., mains water and sewerage
- Fibre broadband in the area
- Property built 2000
- Corner site with well maintained garden area and decking.



ACCOMMODATION

Ground Floor

- | | | |
|--------------------|-------------------------------|--|
| • Entrance hallway | 4.76m (15'7") x 1.98m (6'6") | Laminate timber flooring |
| • Living room | 3.82m (12'6") x 2.46m (8'1") | Laminate timber flooring with solid fuel stove. |
| • Kitchen/dining | 5.87m (19'3") x 3.37m (11'1") | Lino tiled effect flooring, full range of wall and base units, electric cooker . |
| • Utility | 2.47m (8'1") x 2.25m (7'5") | Lino flooring, washing machine and dryer. |
| • Guest bathroom | 1.39m (4'7") x 0.98m (3'3") | Lino Flooring, W.C. & W.H.B. |

First Floor

- | | | |
|---------------------|-------------------------------|---|
| • Bedroom 1 | 3.66m (12'0") x 2.98m (9'9") | Timber flooring |
| • Bedroom 2 | 3.87m (12'8") x 3.06m (10'0") | Timber flooring |
| • En-suite bathroom | 2.06m (6'9") x 1.86m (6'1") | Lino flooring electric shower, W.C. & W.H.B. |
| • Bedroom 3 | 2.67m (8'9") x 2.44m (8'0") | Timber flooring |
| • Family bathroom | 2.06m (6'9") x 1.86m (6'1") | Lino flooring, bath tub with electric shower, W.C. & W.H.B. |





PRICE

€319,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

The Droim na Coille development is located just off the Dromin road on the right hand side just past Nenagh College School. On entering the development take the second left and the property will be on your left hand side identified by our For Sale sign. Eircode: E45TA49

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 107496093

Energy Performance Indicator: 211.45kWh/m²/yr



the mark of
property
professionals
worldwide

