

For Sale by Private Treaty

Asking price: €1.75m

**Sherry
FitzGerald**
Talbot



16-25 The Lodges,
Dublin Rd, Nenagh, Co. Tipperary.

BER C1 C2

sherryfitz.ie



An attractive residential complex comprising of ten three storey townhouses quietly tucked away on the periphery of Nenagh.

They are situated adjacent to The Abbey Court Hotel and set back approx. 350 metres from the R445 (Nenagh/ Dublin road) within 1km of Nenagh's vibrant town centre.

To those anxious to procure a lucrative investment opportunity, inspection is confidently recommended.

Current rental income: €138,528 p.a.



Accommodation

House Type 1 (16-20 / 23-25)

Entrance Porch 1.4m x 1.3m (4'7" x 4'3"): with tiled floor

Living Room 5.4m x 4.5m (17'9" x 14'9"): with tiled floor, marble fireplace with timber surround, bay window, coving etc

Kitchen/Living Room 5.5m x 3.4m (18'1" x 11'2"): with gloss fitted kitchen, electric hob, oven, plumbed for washing machine, sliding doors, tiled floor

Tiled W.C. 1.6m x 1.0m (5'3" x 3'3"): with wc and handbasin

Internal Hall 2.5m x 1.7m (8'2" x 5'7"): with stairs and under stairs storage

First Floor

Bedroom One 3.4m x 2.2m (11'2" x 7'3"): with laminated floor and built in wardrobe

Bedroom Two 3.4m x 3.0m (11'2" x 9'10"): with laminated floor and built in wardrobe

Bedroom Three 4.2m x 3.8m (13'9" x 12'6"): with laminated floor and built in wardrobe

En-Suite 2.93m x 1.0m (9'7" x 3'3"): with double shower, wc and handbasin

Bathroom 1.5m x 1.45m (4'11" x 4'9"): with shower, wc and handbasin

House Type 2 (21-22)

Entrance Hall 8.0m x 1.1m (26'3" x 3'7"): with tiled floor and under stairs storage

Bedroom One 3.94m x 2.4m (12'11" x 7'10"): with tiled floor and built in wardrobe

Tiled Shower Room 2.8m x 2.37m (9'2" x 7'9"): with wc, handbasin and shower

Kitchen/Living

Kitchen 4.75m x 3.76m (15'7" x 12'4"): with gloss fitted kitchen, electric hob, oven, tiled floors etc

First Floor

Bedroom One 3.89m x 3.32m (12'9" x 10'11"): with laminated floor and built in wardrobe

En-Suite 2.57m x 1.92m (8'5" x 6'4"): with shower, wc and handbasin

Bedroom Two 6.14m x 2.56m (20'2" x 8'5"): with built in wardrobe and laminated floor

Ensuite 2.5m x 1.04m (8'2" x 3'5"): with shower, wc and handbasin

Bedroom Three 4.91m x 2.5m (16'1" x 8'2"): with built in wardrobe and laminated floor

Ensuite 2.97m x 1.64m (9'9" x 5'5"): with shower, wc and handbasin

Bedroom Four 3.3m x 3.7m (10'10" x 12'2"): with built in wardrobe and laminated floor

Ensuite 2.45m x 1.55m (8' x 5'1"): with shower, wc and handbasin







Further Information

Stairs to attic area which is suitable for conversion (s.t.p.p.)
(House Type 1)

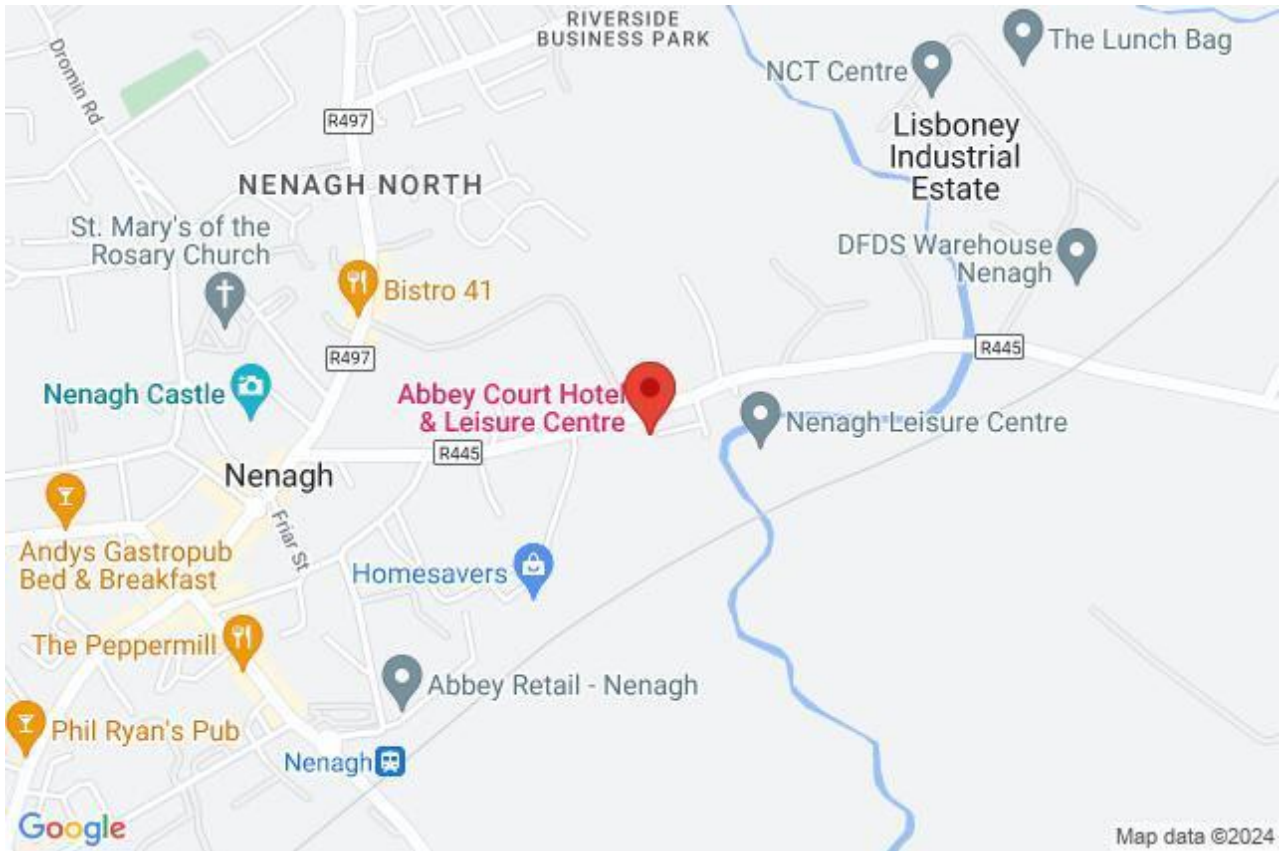
Services

Mains water, sewerage, electricity, and electric heating

Outside

Decking area at rear (House Type 2)

BER BER C1, BER No. 111200820



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