

REA

Eoin Dillon



2 BEDROOM APARTMENT
G.I.A. 58.35m² (628 sq. ft.)

FOR SALE BY PRIVATE TREATY

205a Coille Bheithe
Nenagh
County Tipperary
E45 KP93

AMV €169,950

BER C2

DESCRIPTION

REA Eoin Dillon is pleased to bring to the market this attractive ground floor own door apartment, conveniently located within walking distance of Nenagh town centre and all local amenities.

Accommodation comprises an entrance porch with tiled flooring, leading into a bright open-plan kitchen/living/dining area. The fully fitted kitchen features tiled flooring, tiled splashback, electric oven and hob, and is plumbed for a washing machine and dishwasher. The living/dining area is finished with laminate wood flooring, creating a warm and inviting space.

The main bathroom includes tiled flooring, bath with overhead electric shower, W.C., and W.H.B. To the rear of the apartment, there are two spacious double bedrooms, both with carpeted flooring and a view of the rear shared garden area.

The property also benefits from excellent parking facilities. Presented in turnkey condition, this spacious apartment is ready for immediate occupancy.

This property would make an ideal investment opportunity or an excellent choice for a first-time buyer.

Viewing by appointment only.

FEATURES

- Located just walking distance from Nenagh town centre and all amenities.
- Mains water, sewerage and storage heating.
- Ideal investment property
- Ground floor own door apartment
- Management fees for 2026: €1100



ACCOMMODATION

Ground Floor

- Living Room/ Dining Room 5.57m (18'3") x 3.94m (12'11") Laminate wood flooring
- Kitchen 3.03m (9'11") x 1.98m (6'6") Tile flooring, fitted units. plumbed for washing machine and dishwasher
- Bathroom 1.98m (6'6") x 2.15m (7'1") Tile flooring, W.C., W.H.B., bath and electric shower.
- Bedroom 1 3.02m (9'11") x 3.59m (11'9") Carpet flooring
- Bedroom 2 3.16m (10'4") x 3.42m (11'3") Carpet flooring





PRICE

€169,950

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 Coille Bheithe development is situated just off St. Conlon's road in Gortlandroe. From the post office in Nenagh turn right onto St. Conlon's road. At the Office of the Revenue Commissioners turn left into the Coille Bheithe development. Continue into the estate and the property will be on your right hand side. Eircode: E45 KP93

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 106936727

Energy Performance Indicator: 181.96 kWh/m²/yr



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