For Sale

Asking Price: €475,000

Lynden, Ashe Road, Nenagh,
Co. Tipperary, E45 KH32.

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A beautifully presented bungalow residence standing on private landscaped gardens extending to approx. 0.11ha (0.27 acre) in one of Nenagh's most prestigious and sought-after residential locations. Tastefully renovated and refurbished in 2016/17 to a high standard throughout, the property is presented in turnkey condition and is ready for immediate occupation without any further outlay.

Combining privacy with exceptional convenience, the residence is ideally positioned opposite Nenagh Post Office, only 350 metres from Centra and within 700 metres of Nenagh's vibrant town centre, with its excellent range of shops, cafés, schools and amenities. This is a rare opportunity to acquire a quality home in a prime and highly convenient setting.

Accommodation

Entrance Hall 2.64m x 3.39m (8'8" x 11'1"): with stairs leading to attic area (partly floored)

Kitchen/Dining room/ Living room 3.90 (12'10")m x 6.11 (20'1")m & 4.85 (15'11")m x 5.77 (18'11")m: with fitted gloss kitchen, work island, int electric hob, oven, dishwasher, walnut flooring, picture window with slider overlooking the rear garden

Bedroom One 4.07m x 6.00m (13'4" x 19'8"): with walk in wardrobe (fitted), also en-suite with double shower, w.c. and hand basin

Bedroom Two 2.49m x 4.48m (8'2" x 14'8")

Bedroom Three 2.47m x 4.49m (8'1" x 14'9")

Shower room 1.33m x 2.15m (4'4" x 7'1"): with shower, w.c. & hand basin

Corridor 2.39m x 1.14m (7'10" x 3'9"): with hot press

Garden

Lawns & gardens front/ rear. Also partly built garage.

Services

Mains water, sewerage, electricity, broadband and oil fired central heating.

BER

BER To be confirmed, BER No. To be confirmed

Directions

Eircode E45KH32

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