

# REA

# Eoin Dillon



3 BEDROOM END TERRACE  
G.I.A. 91.96m<sup>2</sup> (990 sq. ft.)

FOR SALE BY PRIVATE TREATY

41 Fairgreen  
Borrisokane  
County Tipperary  
E45 E516

AMV €244,950

BER B3

## DESCRIPTION

REA Eoin Dillon are pleased to present to the market this three bedroom end of terrace property situated in Borrisokane town close to all amenities. This property is in turn key condition and ready for immediate occupation.

The accommodation comprises of a bright entrance hallway with tiled flooring and carpeted stairs to the first floor. To your right is a bright and airy living room featuring laminate wood flooring and an open fireplace with a large window allowing plenty of natural light. The kitchen/dining room is to the rear of the property and features tiled flooring, a full range of wall and base units, is plumbed for washing machine and dishwasher and a glass sliding door looking out to a lovely well maintained patio and decking area. There is also a guest W.C on the ground floor.

On the first floor are the three bedrooms, all featuring laminate wood flooring. The main bedroom has an en-suite bathroom. The family bathroom is fully tiled with bath, W.C & W.H.B.

Externally the property has a beautiful private patio and decking area which is perfect to relax and unwind after a busy day's work.

This property is further complimented by a B3 energy rating and is sure to be of enormous interest to many.

Viewing is highly recommended.

## FEATURES

- Located within walking distance to all amenities including schools, shops and churches.
- O.F.C.H, mains water & sewerage
- Rear decking & patio area
- Broadband available in the area
- Property build in 2007



## ACCOMMODATION

### Ground Floor

- Entrance Hallway 4.28m (14'1") x 1.82m (6'0") Tiled flooring & carpeted stairs to the first floor
- Living room 4.5m (14'9") x 4.07m (13'4") Laminate wood flooring and open fireplace.
- Kitchen/Dining room 6.66m (21'10") x 2.81m (9'3") Tiled flooring, fully fitted wall & base units, electric oven and hob & is plumbed for washing machine & dishwasher
- Guest W.C. 1.6m (5'3") x 0.88m (2'11") Tiled flooring, W.C & W.H.B

### First Floor

- Bedroom 1 2.91m (9'7") x 2.2m (7'3") Laminate wood flooring
- Bedroom 2 4.38m (14'4") x 3.19m (10'6") Laminate wood flooring
- En-suite bathroom 2.67m (8'9") x 0.87m (2'10") Tiled flooring, electric shower, W.C. & W.H.B.
- Bedroom 3 4.26m (14'0") x 2.68m (8'10") Laminate wood flooring
- Main bathroom 2.05m (6'9") x 1.67m (5'6") Fully tiled with bath W.C & W.H.B.





### PRICE

€244,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

From Nenagh proceed to Borrisokane via the N52. Upon entering Borrisokane turn left opposite the Spar/garage on to Finnoe Road. Turn left into the Fairgreen development and take the first left round the green area and the property is last house on the left hand side and will be identified by our For Sale sign. Eircode:E45E516

### BUILDING ENERGY RATING (BER)

BER: B3

BER No: 109556175

Energy Performance Indicator: 140.04 kWh/m<sup>2</sup>/yr



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REA

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