

# REA

# Eoin Dillon



2 BEDROOM APARTMENT  
G.I.A. 72.46m<sup>2</sup> (780 sq. ft.)

FOR SALE BY PRIVATE TREATY

Apt 241A Coille Bheithe  
Nenagh  
County Tipperary  
E45 WD27

AMV €125,000

BER C2

## DESCRIPTION

REA Eoin Dillon presents to the market a bright and beautiful two bedroom apartment in pristine condition within walking distance of Nenagh town centre and all amenities.

You enter the property into an entrance hallway with a tiled floor. This leads you to the open plan kitchen/dining/living room. The living area features laminate wood flooring. An archway leads you to the kitchen which has a tiled floor, over the counter wall tiling, full range of eye and base level solid timber fitted units, electric oven and hob. There are two double bedrooms in the apartment, the main bedroom has an en-suite bathroom, fitted wardrobes and laminate wood flooring and the second bedroom has laminate wood flooring. The main bathroom is fully tiled and features bath, W.C. and W.H.B.

This bright and spacious apartment is in turnkey condition and ready for immediate occupancy.

This apartment is an attractive investment or for first time buyers seeking a property in a desirable residential location.

Viewing recommended. Video tour available on request.

## FEATURES

- Situated close to Nenagh town centre and all amenities
- Storage heaters, mains water and sewerage
- High speed broadband available
- Ground floor apartment
- Ideal investment or first time buyer property

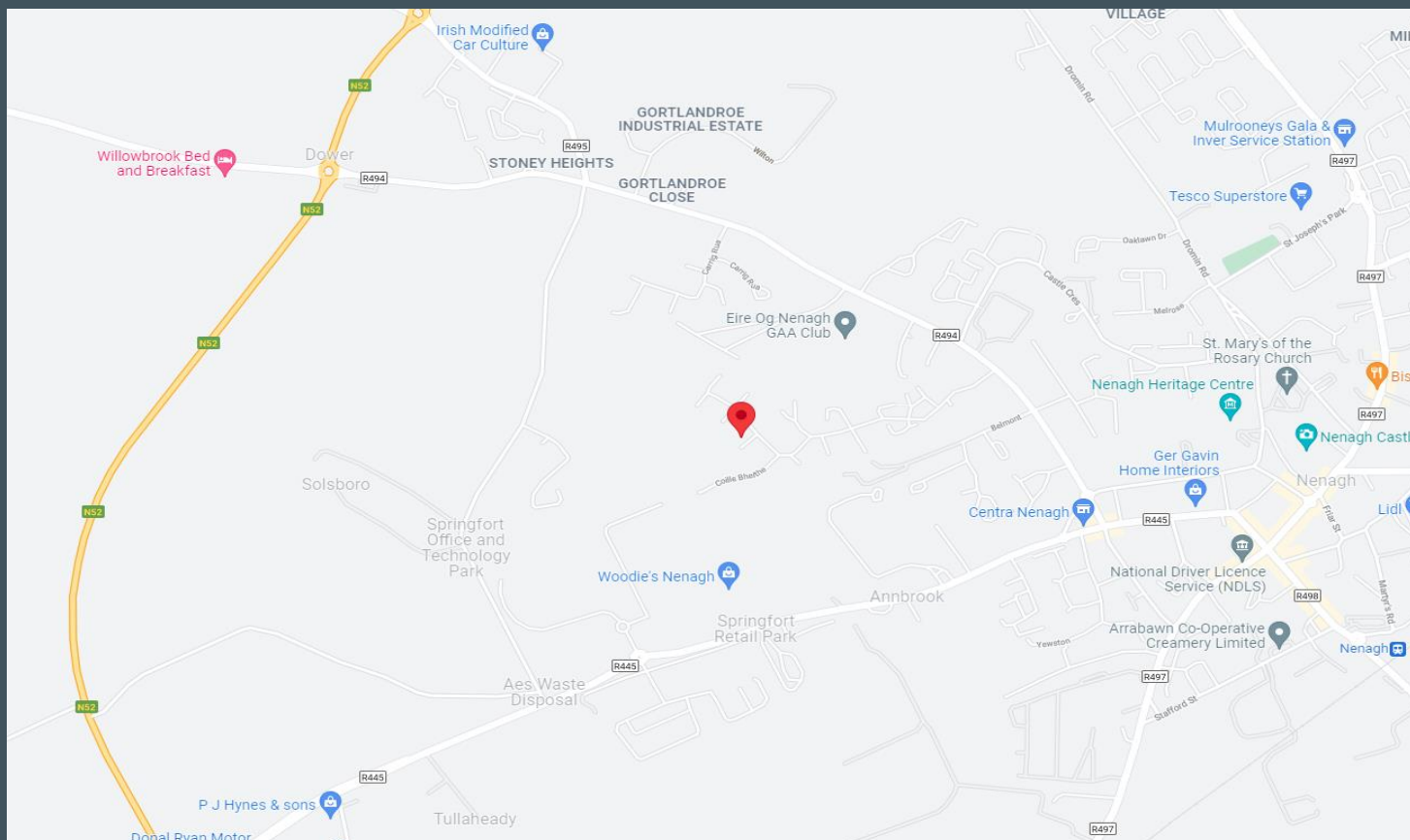


## ACCOMMODATION

### Ground Floor

•	Entrance hallway		Tiled floor
•	Living/Dining room	6.09m (20'0") x 4.51m (14'10")	Laminate wood flooring
•	Kitchen	4.1m (13'5") x 1.53m (5'0")	Tiled floor, over the counter wall tiling, solid timber kitchen units, electric oven and hob
•	Hotpress	1.95m (6'5") x 1.17m (3'10")	Laminate wood flooring
•	Bathroom	2.21m (7'3") x 1.93m (6'4")	Fully tiled, bath, W.C. and W.H.B.
•	Bedroom 1	3.53m (11'7") x 2.63m (8'8")	Laminate wood flooring
•	Bedroom 2	4.84m (15'11") x 2.86m (9'5")	Laminate wood flooring and built in wardrobe
•	En-suite bathroom	1.96m (6'5") x 1.64m (5'5")	Fully tiled with shower, W.C. and W.H.B.





## PRICE

€125,000

## VIEWING

By appointment

Contact Negotiators:  
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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 WD27

## BUILDING ENERGY RATING (BER)

BER: C2

BER No: 114424369

Energy Performance Indicator: 198.09 kWh/m<sup>2</sup>/yr



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.



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