

REA

Eoin Dillon



2 BEDROOM APARTMENT
G. I. A. 55.44m² (596 sq. ft.)

FOR SALE BY PRIVATE TREATY

Apt 3 Hazelgrove, Towerhill
Borrisokane
County Tipperary
E45 Y620

AMV €129,950

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this recently renovated, well presented two bedroom ground floor apartment, ideally located within walking distance of Borrisokane town centre and all local amenities.

This beautifully finished apartment is offered for sale in turnkey condition, making it ready for immediate occupancy.

One of the standout features of this property is that it has its own private entrance, offering added privacy and convenience.

Upon entering, you are welcomed into a bright and spacious open plan living, kitchen, and dining area with laminate timber flooring. The kitchen is fully fitted with a complete range of units, an electric oven and hob, and plumbing for a washing machine. There is also a hot press and a cloakroom for additional storage.

Both double bedrooms feature laminate wood flooring. The main bedroom boasts an en-suite bathroom with tiled flooring, a shower, W.C., and W.H.B. Additionally, the shower room has tiled flooring, an Emersion shower, W.C., and W.H.B.

With its recent renovations, private entrance, and prime location, this bright and spacious apartment is an attractive investment opportunity or ideal for first time buyers seeking a desirable residential setting.

Viewing is highly recommended

FEATURES

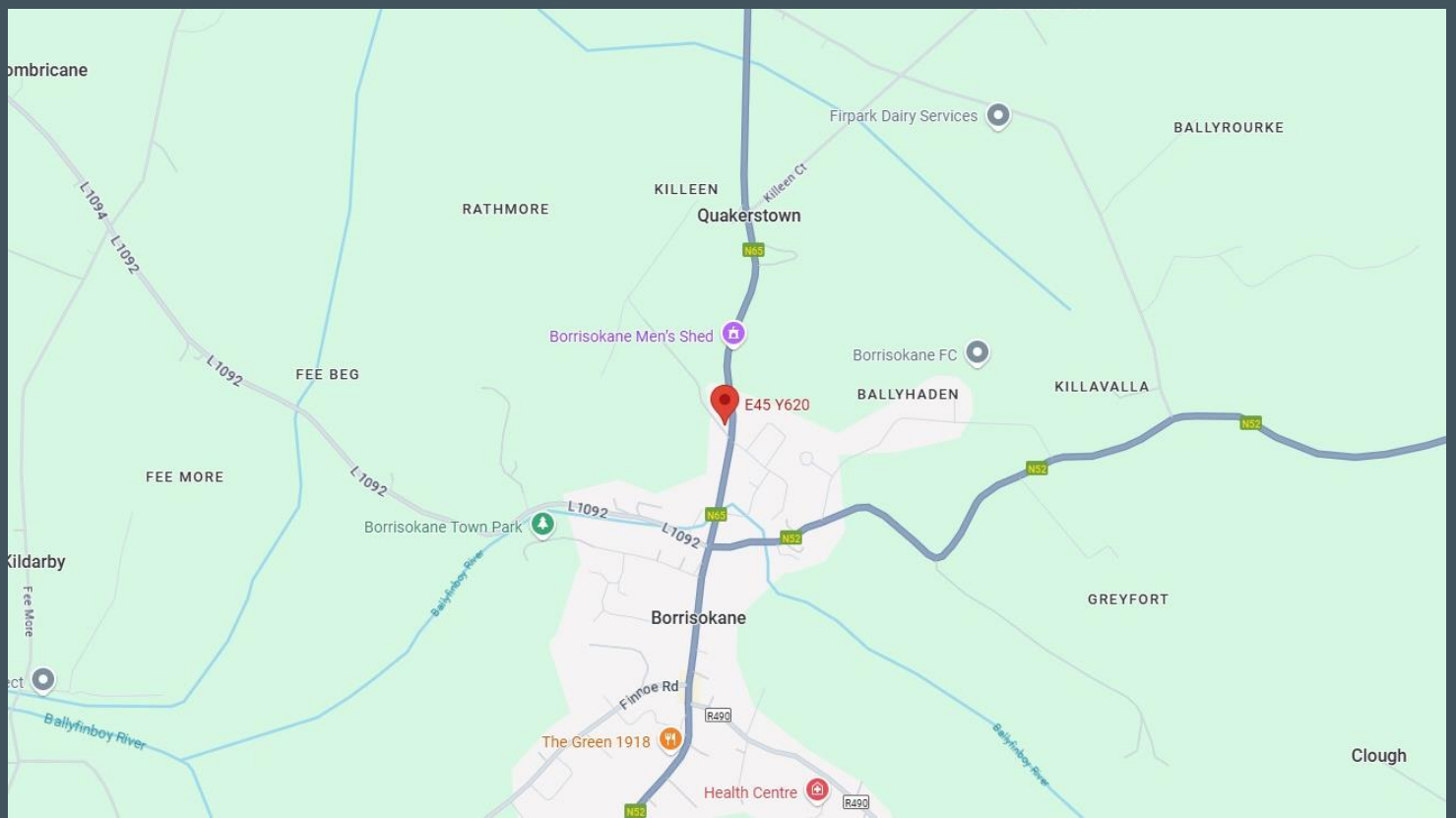
- Located conveniently within walking distance of Borrisokane town centre, park, school, shops etc
- Mains water, sewerage and electric storage heaters
- Two car parking spaces and electronic smoke alarm system installed.
- Ideal investment or first time buyer property
- Management fees 2024: €1,000



ACCOMMODATION

- Kitchen 2.51m (8'3") x 2.19m (7'2") Tiled flooring, fitted units, plumbed for washing machine, electric oven and hob
- Living/ Dining Room 7.39m (24'3") x 5.56m (18'3") Laminate timber floor
- Bedroom 1 3.58m (11'9") x 2.58m (8'6") Laminate timber floor
- En-suite 1.95m (6'5") x 1.76m (5'9") Tiled floor, immersion shower, WC & WHB
- Bedroom 2 3.57m (11'9") x 2.61m (8'7") Laminate timber floor
- Bathroom 2.32m (7'7") x 1.97m (6'6") Fully tiled Emersion shower and W.C. & W.H.B.





PRICE

€129,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town centre continue straight through the town on to the N65 take a left at Towerhill into Hazelgrove. The apartment will be on your left recognised by our sign. Eircode: E45 Y620

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 114693062

Energy Performance Indicator: 194.49 kWh/m²/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.

