

REA

Eoin Dillon



4 BEDROOM SEMI DETACHED
G.I.A. 123.68m² (1,331 sq. ft.)

FOR SALE BY PRIVATE TREATY

11 Pallasderg, Newtown
Nenagh
County Tipperary
E45 DX40

AMV €279,950

BER B3

DESCRIPTION

REA Eoin Dillon are pleased to present to the market a fantastic four bedroom home situated in the heart of Newtown. Just 2.5km from Youghal quay which has stunning views looking out at Lough Derg. This house has been well maintained and is presented for sale in turn- key condition.

You enter the property through the entrance hallway which has tiled floors and a stairs for access to the first floor. On your right is the living room which features carpet flooring, a solid fuel stove with a granite stone surround and large bay window which allows for maximum light into this room. The kitchen/dining room is to the rear of this property and has tiled flooring, an electric oven and hob, and is plumbed for a dishwasher. This leads to a utility room with a tiled floor and is plumbed for a washing machine. This residence also has a guest W.C with tiled flooring. On walking up the solid timber stairs you are greeted with 3 bedrooms all with solid timber flooring, and a bathroom with lino flooring, tiled bath area, bath, W.C. and W.H.B. The fourth bedroom has a ensuite bathroom with lino flooring, a tiled shower area, an electric shower, W.C, and W.H.B.

Externally the property has well maintained gardens with a tarmac driveway and a large colourful back garden with a shed and a greenhouse. The rear garden is south facing allowing the sunshine to be enjoyed all day. This is an ideal entertainment space for families or a retreat after a busy day.

This lovely property boasts a B3 energy rating. Viewing is highly recommended. Video tour available on request.

FEATURES

- Located in the heart of Newtown and only 7.4km from Nenagh town centre & all amenities.
- Well maintained property ready for immediate occupancy
- O.F.C.H.
- Large private south facing rear garden with sheds
- Youghal Quay which looks out at Lough Derg is only 2.5km from Pallasderg



ACCOMMODATION

Ground Floor

- | | | |
|-----------------------|--------------------------------|---|
| • Entrance hallway | 5.77m (18'11") x 2m (6'7") | Tiled floor |
| • Living room | 4.87m (16'0") x 3.97m (13'0") | Carpet flooring, solid fuel stove |
| • Kitchen/Dining room | 4.86m (15'11") x 3.49m (11'5") | Tiled flooring, electric oven and hob, plumbed for dishwasher |
| • Utility room | 2.65m (8'8") x 1.42m (4'8") | Tiled flooring, plumbed for washing machine and dryer |
| • Guest W.C. | 1.52m (5'0") x 1.41m (4'8") | Tiled flooring, W.C. and W.H.B. |

First Floor

- | | | |
|---------------------------|-------------------------------|--|
| • Bedroom 1 | 3.47m (11'5") x 3.06m (10'0") | Solid timber flooring |
| • Bedroom 2 | 3.47m (11'5") x 2.92m (9'7") | Solid timber flooring |
| • Bedroom 3- Main bedroom | 3.86m (12'8") x 3.58m (11'9") | Solid timber flooring |
| • En-suite bathroom | 2.51m (8'3") x 0.89m (2'11") | Lino flooring, tiled shower area, electric shower, W.C. and W.H.B. |
| • Bedroom 4 | 3.04m (10'0") x 2.27m (7'5") | Solid timber flooring |





PRICE

€279,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take St. Conlons road (R494) towards the Portroe roundabout and take the 2nd exit and stay driving on the R494 for 4.2km until you reach signs for Newtown. Take the right after Barry's pub in Newtown and then take the next right for Pallasderg estate and drive through the estate and 11 Pallasderg is on the right. Eircode: E45 DX40

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 115159337

Energy Performance Indicator: 143.76 kWh/m²/yr



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REA

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