

# For Sale

Asking Price: €195,000

**Sherry  
FitzGerald**  
Talbot



14 Silver Street, Nenagh, Co.  
Tipperary, E45 YT66.

BER C2

[sherryfitz.ie](https://sherryfitz.ie)





Sherry FitzGerald Talbot is delighted to present this modernised and upgraded three-bedroom semi-detached property, ideally located in Nenagh town. The property benefits from a C2 energy rating, this home has undergone significant improvements in recent years, making it a stylish and comfortable living space.

Upon entering the entrance hall, it leads to the open-plan kitchen/living area on the right. This space features laminate flooring and a fully fitted kitchen. Off the kitchen, there is a well-proportioned bedroom with an ensuite, which also provides access to a small enclosed yard.

Upstairs, the first floor hosts two spacious bedrooms and a modern family bathroom. One of the bedrooms benefits from stairs leading to a large attic space, offering excellent additional storage or potential for further use.

This property is an excellent opportunity for those seeking a modern home in a convenient town location.



## Services

Mains water, sewerage and electric heaters.

## Accommodation

### House Size 77 Sq.m.

#### Ground Floor

**Entrance Hall** 1.65m x 1.22m (5'5" x 4'): Laminate flooring and stairs leading to overhead accommodation.

**Kitchen / Living Room** 6.5m x 3.36m (21'4" x 11'): Laminate flooring, fully fitted kitchen units, electric oven and hob, and plumbing for washing machine.

**Bedroom 1** 4.28m x 2.8m (14'1" x 9'2"): Laminate flooring and sliding doors to enclosed yard

**Ensuite** 2.35m x 0.77m (7'9" x 2'6"): wc, handbasin and shower, tiled floor

#### First Floor

**Bedroom Two** 4.06m x 3.06m (13'4" x 10'): Laminate flooring

**Bedroom Three** 3.67m x 2.64m (12' x 8'8"): Laminate flooring

**Bathroom** 1.52m x 1.44m (5' x 4'9"): fully tiled, wc, handbasin and electric shower

#### Second Floor

**Attic Room** 3.8m x 2.54m (12'6" x 8'4"): Laminate flooring

## Garden

Enclosed yard.

## BER

BER C2, BER No. 118168723

## Directions

Eircode E45YT66





### NEGOTIATOR

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