

REA

SPRATT

By Private Treaty



18 Railway Gardens, Lismore

BER B3

REA Spratt offer for sale this deceptively spacious 3 bedroom semi-detached home set in the popular established Railway Gardens Development in the heart of the Heritage town of Lismore. This beautifully presented property offers prospective purchasers an opportunity of acquiring a turnkey home. The property has the benefit of off street parking to the front and gated side entrance leading to enclosed private sunny rear garden. The property enjoys a fabulous location overlooking the expansive green area and being within a short walk of the town centre and all required amenities. The bright spacious accommodation extending to 103 sq.m. comprises, Entrance Hallway, Livingroom, Kitchen/Diner, Utility, Guest WC, First floor: 3 Bedrooms (Master Ensuite) Bathroom. REA Spratt highly recommend viewing of this beautiful home.



GUIDE PRICE: €190,000

REA Spratt

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Accommodation

Entrance Hallway	4.95m x 1.93m
Sittingroom	4.55m x 3.58m
Kitchen/Diner	4.56m x 3.93m
Utility	2.63m x 1.54m
Guest WC	1.53m x 1.36m
First Floor Landing	
Master Bedroom	3.95m x 3.32m
Ensuite	0.96m x 2.72m
Bedroom 2	4.05m x 2.95m
Bedroom 3	2.91m x 2.55m
Bathroom	2.52m x 1.92m



Some Features

- All amenities to include Creche, Primary, Secondary Schools, Sporting facilities, shops, pubs, restaurants, Etc, within walking distance.
- Quiet setting in well established development.
- South west facing rear garden
- Off Street parking
- Easy commuting distance of Dungarvan, Fermoy, Youghal, Clonmel and within a one hour drive of Cork City

Negotiator: .Donal O'Brien
Viewing: Strictly by prior arrangement only
Size: 103 m²
BER: BER: B3
BER No.111284493
Energy Performance Indicator:
139.65 kWh/m²/yr

Bright spacious hallway, American Walnut semi-solid wooden flooring, recessed lighting.
Feature open Marble fireplace, timber surround, marble hearth, wooden flooring, recessed lighting, aspect to front enjoying views of Knockealdown Mountains.
Floor & Eye level units, built in Indesit oven & Bosch hob, extractor, integrated fridge freezer, integrated Bloomberg Dishwasher, tiled floor & splashback, recessed lighting, patio doors to rear garden, utility off.
Shelved, counter top, plumbed for washing machine & dryer, guest wc off, door to rear.
Tiled floor, wcwhb, extractor.
Bright spacious landing, laminate wooden flooring, hotpress off, access to attic.
Wall to wall fitted wardrobes, carpet, aspect to front, ensuite off Fully tiled, Triton T90sr electric shower.
Laminate flooring, aspect to rear
Laminate flooring aspect to rear
Fully tiled, jacuzzi bath, Supajet 100 power shower.



Inclusions:

All built in and integrated appliances, light fittings, floor coverings, window furnishings.

Directions:

On entering Lismore from Dungarvan keep right at the Monument, immediately before Bank of Ireland turn left, proceed straight to Station Road and take the first right into Railway Gardens and the property is on the left marked with an REA Spratt For Sale Board.



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