

# REA

# Eoin Dillon



3 BEDROOM MID TERRACE  
G.I.A. 90.70m<sup>2</sup> (976 sq. ft.)

FOR SALE BY PRIVATE TREATY

77 Springfort Meadows  
Nenagh  
County Tipperary  
E45 HP62

AMV €180,000



## DESCRIPTION

REA Eoin Dillon brings to the market this three bedroom home in a modern, sought after development close to the town centre and all amenities. This house is well presented and ready for immediate occupancy.

The accommodation comprises of entrance hallway with semi-solid wood flooring and stairs leading to the first floor. To the left of the hall is the living room with a semi-solid wood floor and features an open fireplace with timber surround. An arch way leads you to the kitchen / dining room. The kitchen/dining room is to the rear of the property and has a tiled floor and fully fitted kitchen, electric oven and hob. There are sliding doors to the rear garden allowing for maximum light into this room. There is a downstairs W.C. also on the ground floor.

Upstairs there are three bedrooms, all with laminate wood flooring. The main bedroom has fitted wardrobes and an en-suite bathroom. The family bathroom has a tiled floor, fitted unit, bath, W.C. and W.H.B.

Externally there is parking to the front of the property and a garden to the rear with a lawn and patio area.

This house represents an ideal family home or investment property and viewing is strongly recommended.

Video tour available on request.

## FEATURES

- Situated within walking distance of Nenagh town centre and all amenities
- O.F.C.H., mains water and sewerage
- Property not overlooked at rear
- Tarmac driveway with off street parking
- Ideal family home or investment property





## ACCOMMODATION

### Ground Floor

- |                       |                                |   |
|-----------------------|--------------------------------|---|
| • Entrance hallway    | 5.45m (17'11") x 1.86m (6'1")  | Semi solid floor and carpeted stairs to the first floor                       |
| • Living room         | 4.36m (14'4") x 3.31m (10'10") | Semi solid floor and open fireplace with timber surround                      |
| • Kitchen/Dining room | 3.98m (13'1") x 2.67m (8'9")   | Tiled floor, fitted units, dishwasher, washing machine, electric oven and hob |
| • W.C.                | 1.63m (5'4") x 1.24m (4'1")    | Tiled floor, W.C. and W.H.B.  |

### First Floor

- |             |                               |   |
|-------------|-------------------------------|---|
| • Bedroom 1 | 2.64m (8'8") x 2.32m (7'7")   | Laminate flooring   |
| • Bedroom 2 | 3.49m (11'5") x 2.53m (8'4")  | Laminate flooring   |
| • Bedroom 3 | 3.71m (12'2") x 3.02m (9'11") | Laminate flooring and built-in wardrobes                      |
| • En-suite  | 2.41m (7'11") x 0.99m (3'3")  | Tiled floor and shower area, electric shower, W.C. and W.H.B. |
| • Bathroom  | 2.54m (8'4") x 2.16m (7'1")   | Tiled floor, bath, fitted unit, W.C. and W.H.B.               |







#### PRICE

€180,000

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon or Enda Clifford

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

#### DIRECTIONS

From Nenagh take the R445 signposted Limerick. At the Stereame roundabout take the left turn into the Springfort Meadows development. Continue into the development and take the right turn and then follow the road around to the right and number 77 is on the right hand side.

#### BUILDING ENERGY RATING (BER)

BER: C1

BER No: 113711329

Energy Performance Indicator: 157.01 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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.



Ireland's Biggest Property Website

