

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

14 Silver Street
Nenagh
County Tipperary
E45 YT66

AMV €50,000

Online Auction: 27th January 2022

11:30 – 12:00

Interested parties should register in advance of the auction on <https://readillon.bidnow.ie> **AND** pay/pre authorise a €4,000 bidding deposit together with a €100 registration fee.



DESCRIPTION

FOR SALE BY ONLINE AUCTION

This is an excellent opportunity to purchase a three storey townhouse which is centrally located having all the amenities of Nenagh town centre on your doorstep.

The accommodation comprises of an entrance hall with stairs to the first floor. The living/kitchen area is to your right with laminate wood flooring, an open fireplace with brick surround and electric oven and hob. The dining room is to the rear of the property. Off the dining area is a W.C which has a tiled floor, electric shower, W.C. and W.H.B.

On the first floor you have the added advantage of second living quarters with living room/kitchen area featuring a combination of laminate and lino flooring with electric oven and hob, a shower room and bedroom with solid timber flooring.

On the third floor is the second bedroom with access door to a flat roof.

Although this property needs complete refurbishment, it would make an ideal starter home or investor property.

Video tour available on request.

FEATURES

- Located just a few minutes walk from Nenagh town centre
- Storage heaters, mains water and sewerage
- Property has the benefit of a small back yard
- Ideal first time buyer or investment property
- Interested parties should register in advance of the auction on <https://readillon.bidnow.ie>



ACCOMMODATION

Ground Floor

- Entrance hallway 1.57m (5'2") x 1.03m (3'5") Lino floor covering
- Kitchen/Living area 6.46m (21'2") x 3.35m (11'0") Laminate floor and open fireplace, electric oven and hob
- Dining area 4.43m (14'6") x 2.77m (9'1")
- W.C. 2.36m (7'9") x 0.75m (2'6") Tiled floor, electric shower, W.C. and W.H.B.

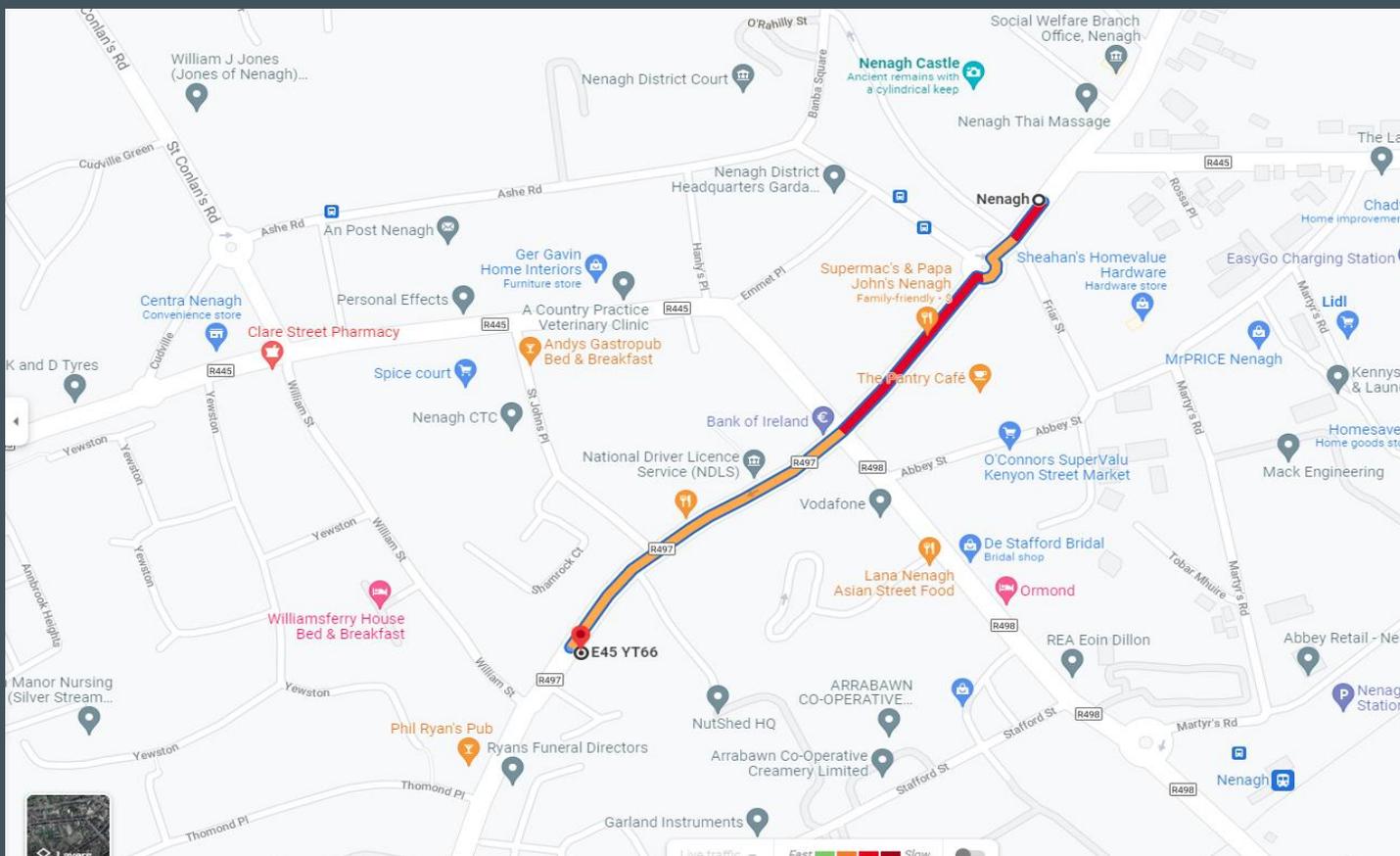
First Floor

- Kitchen/Living area 7.27m (23'10") x 2.64m (8'8") Combination of laminate and lino flooring, electric oven and hob
- Shower room 2.05m (6'9") x 1.51m (4'11") Timber flooring, electric shower, W.C. and W.H.B.
- Bedroom 1 3.04m (10'0") x 3.05m (10'0") Solid timber flooring

Third Floor

- Bedroom 2 3.78m (12'5") x 2.55m (8'4") Timber floor with access door to the flat roof





PRICE

€50,000

VIEWING

By appointment

Contact Negotiators:
Enda Clifford / Eoin Dillon

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PSRA - 001790

DIRECTIONS

From the Bank of Ireland in the centre of Nenagh town turn onto Silver Street/Connolly Street. Continue along Silver Street. The property is located on the left hand side of the street and will be identifiable by our For Sale sign.

BUILDING ENERGY RATING (BER)

BER: G

BER No: 114538846

Energy Performance Indicator: 500.34kWh/m²/yr

REA



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.