

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A. 100.34m² (1,080 sq.ft.)

FOR SALE BY PRIVATE TREATY

22 The Willows, Millersbrook
Nenagh
County Tipperary
E45 HP28

AMV €279,950

BER C2

DESCRIPTION

REA Eoin Dillon are delighted to present this three-bedroom semi detached home to the market, located in a modern and sought after development close to Nenagh town centre and all amenities.

The accommodation includes an entrance hallway with tiled flooring and carpeted stairs leading to the first floor. To the left is a bright and spacious living room, featuring wood flooring, an insert solid fuel stove, and a large window that fills the space with natural light.

To the rear of the property is the kitchen/dining area, complete with tiled flooring, a full range of fitted wall and base units, tiled splashback, an electric oven and hob, and plumbing for a dishwasher. Floor to ceiling sliding doors open onto the rear patio, maximising natural light. A guest W.C. with tiled flooring and a W.H.B. completes the ground floor.

Upstairs, there are three bedrooms (master en-suite with fitted wardrobes), a main bathroom, a hot press, and an additional storage press. All bedrooms feature timber flooring. The main bathroom is fully tiled and includes a bath, W.C., and W.H.B.

Externally, the property benefits from off street parking and a lawned area to the front. A gated side entrance provides access to the rear garden and patio area.

This home is an ideal family residence or investment opportunity, and viewing is highly recommended.

FEATURES

- Situated within easy walking distance of Nenagh town centre and all amenities.
- Well maintained three bedroom property
- O.F.C.H, mains water and sewerage
- Ideal family home or for investment purposes
- Fibre broadband in the area
- Built in 2004



ACCOMMODATION

Ground Floor

- Entrance Hallway 5.76m (18'11") x 1.79m (5'10") Tiled flooring & carpeted stairs to the first floor
- Living Room 4.64m (15'3") x 3.94m (12'11") Timber flooring with insert cast iron solid fuel stove
- Kitchen/Dining room 4.15m (13'7") x 3.76m (12'4") Tiled flooring, fully fitted kitchen units, tiled splashback, electric oven & hob , plumbed for dishwasher & sliding doors to the rear patio area
- Utility room 2.59m (8'6") x 1.57m (5'2") Tiled flooring, additional fitted units & plumbed for washing machine
- Guest W.C. 1.93m (6'4") x 0.76m (2'6") Tiled flooring, W.C. & W.H.B.

First Floor

- Bedroom 1 3.63m (11'11") x 3.59m (11'9") Timber flooring and fitted wardrobes
- En-suite bathroom 2.71m (8'11") x 1.18m (3'10") Fully tiled, electric shower, W.C. & W.H.B.
- Bedroom 2 3.43m (11'3") x 2.94m (9'8") Timber flooring
- Bedroom 3 2.77m (9'1") x 2.3m (7'7") Timber flooring
- Bathroom 2.45m (8'0") x 2.29m (7'6") Fully tiled, bath, W.C. & W.H.B.





PRICE

€279,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Millers Brook development is situated on the Borrisokane Road. From Tesco head towards the Nenagh bypass on the R497. Take the first right turn just after the petrol station. In the Millersbrook estate continue onto The Willows & the property will be identified by our For Sale sign.
Eircode: E45 HP28

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 118245117

Energy Performance Indicator: 191.61 kWh/m²/yr



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