

REA

Eoin Dillon



2 BEDROOM END TERRACE
G.I.A. 62.13m² (669 sq. ft.)

FOR SALE BY PRIVATE TREATY

34 Sarsfield Street
Nenagh
County Tipperary
E45 EV67

AMV €130,000



DESCRIPTION

Excellent opportunity to purchase a two bedroom townhouse conveniently located in the heart of one of the fastest growing towns in Tipperary. This property was recently refurbished to a high standard throughout.

The accommodation consists of entrance porch, living room, kitchen, bathroom and two double bedrooms.

On entering the property you are greeted into an entrance porch which leads you to the open plan living/dining room. This room has a laminate wood floor, solid fuel stove and carpeted stairs to the first floor. The bright kitchen is to the rear of the property and features a tiled floor, cream fitted units, electric oven and access door to the rear.

On the first floor is a double bedroom and bathroom. The bedroom has a laminate floor and the bathroom features floor tiles, shower, W.H.B with vanity unit and W.C..

On the second floor is a double bedroom which has a laminate wood floor.

Externally to the rear of the property is the ruins of a shed measuring 3.98m x 4.50m or 17.95 sq. metres.

This bright well maintained townhouse offers prospective purchasers a unique opportunity to purchase a turnkey property. This property will appeal to first time buyers or for investment purposes.

Viewing highly recommended. Video tour available on request.

FEATURES

- Situated in Nenagh town centre close to all amenities
- Mains water and sewerage
- High speed broadband available
- Ruins of shed measuring 3.98m x 4.50m
- Ideal property for investment or full time occupation purposes



ACCOMMODATION

Ground Floor

- Living room 6.6m (21'8") x 2.97m (9'9") Laminate wood flooring and solid fuel stove with stairs to the first floor
- Kitchen 3.6m (11'10") x 2.84m (9'4") Tiled floor, cream fitted units, electric oven and access door to the rear

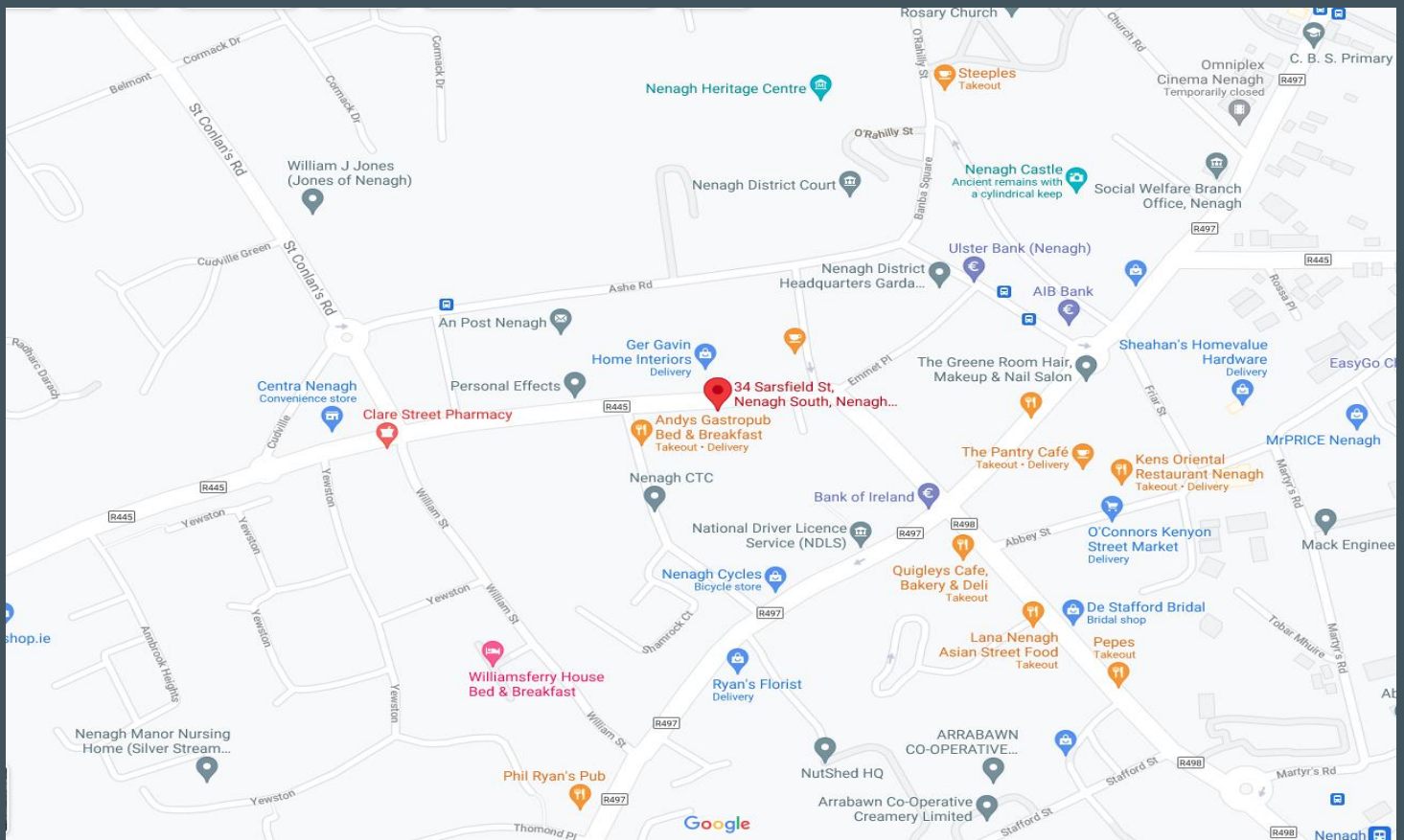
First Floor

- Bedroom 1 3.65m (12'0") x 3.18m (10'5") Laminate wood flooring
- Bathroom 2.21m (7'3") x 1.08m (3'7") Tiled floor, shower, W.H.B with vanity unit and W.C.

Second Floor

- Bedroom 2 3.93m (12'11") x 3.18m (10'5") Laminate wood flooring





PRICE

€130,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Pearse Street in Nenagh take the right turn at the market cross. Follow the road as it veers to the left and the property is on the right hand side.

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 114311780

Energy Performance Indicator: 278.93 kWh/m²/yr



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