

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A. 102.2 m² (1,100 sq. ft.)

FOR SALE BY PRIVATE TREATY

19 Fairgreen,
Borrisokane, Nenagh
County Tipperary
E45 W677

AMV €254,950

BER C1

DESCRIPTION

REA Eoin Dillon are pleased to introduce to the market this desirable three bedroom semi-detached property situated in Borrisokane town close to all amenities. This property is in turnkey condition and ready for immediate occupancy.

Accommodation comprises of an entrance hallway with timber flooring and stairs to the first floor. To your right is the spacious living room with timber flooring, open fireplace and a large bay window allowing for ample natural light to flood this room. The large kitchen/dining room is to the rear of the property and features lino flooring, full range of wall and base units, electric oven and hob and is plumbed for a dishwasher. The utility is off the kitchen and gives access to the rear patio area. There is also a guest W.C. on the ground floor.

Upstairs there are three bedrooms all with timber flooring and built-in wardrobes. The main bedroom has the benefit of an en-suite bathroom. The family bathroom has a tiled floor, partially tiled walls, bath, W.C. & W.H.B.

Externally there is a tarmac driveway to the front of the property with parking spaces for two cars and access to the rear of the property through a side pedestrian gate. The rear of the property has a patio area.

This property would make an ideal family home or an investment opportunity. Viewing highly recommended.

FEATURES

- Located within walking distance to all amenities including shops, schools and churches
- Property ready for immediate occupancy
- O.F.C.H., mains water and sewerage
- Property built in 2006
- Fibre broadband available at the property



ACCOMMODATION

Ground Floor

- | | | |
|-----------------------|-------------------------------|---|
| • Entrance hallway | 4.57m (15'0") x 1.77m (5'10") | Semi-solid timber flooring |
| • Living room | 4.49m (14'9") x 3.84m (12'7") | Timber flooring, open fireplace & large bay window |
| • Kitchen/Dining room | 8.2m (26'11") x 5.78m (19'0") | Lino flooring, fitted kitchen units, electric oven and hob & plumbed for a dishwasher |
| • Utility | 1.97m (6'6") x 1.67m (5'6") | Access door to the rear patio area |
| • Guest W.C. | 1.68m (5'6") x 1.67m (5'6") | W.C. & W.H.B. |

First Floor

- | | | |
|---------------------|--------------------------------|---|
| • Bedroom 1 | 3.63m (11'11") x 3.28m (10'9") | Timber flooring & built-in wardrobes |
| • En-suite bathroom | 2.04m (6'8") x 1.21m (4'0") | Tiled flooring, shower, W.C. & W.H.B |
| • Main bathroom | 1.95m (6'5") x 1.65m (5'5") | Tiled floor, partially tiled walls, bath, W.C. & W.H.B. |
| • Bedroom 2 | 3m (9'10") x 2.47m (8'1") | Timber flooring & built-in wardrobes |
| • Bedroom 3 | 2.97m (9'9") x 2.66m (8'9") | Timber flooring & built-in wardrobes |





PRICE

€254,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Josephine Nolan

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PSRA - 001790

DIRECTIONS

From Nenagh proceed to Borrisokane via the N52. Upon entering Borrisokane turn left opposite Spar onto Finnoe road, Turn left into Fairgreen development and the property will be identified by our For Sale sign. Eircode: E45 W677

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 107004343

Energy Performance Indicator: 157.33 kWh/m²/yr



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REA

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