

For Sale

Asking Price: €335,000

**Sherry
FitzGerald**
Talbot



33 Melrose, Nenagh, Co.
Tipperary, E45 HK29.



sherryfitz.ie



Sherry FitzGerald Talbot are pleased to offer this four-bedroom family home, located in a quiet, family-friendly area just 1 km from Nenagh town centre.

Overlooking a large green area, this property offers a spacious layout of approximately 136.3 sq. m (1,467 sq. ft). The ground floor includes a bright sitting room, a separate living room, a kitchen/dining room, and a utility room. There is also a guest WC and an integrated garage with conversion potential.



Upstairs, the home provides four bedrooms, including a master bedroom with an ensuite. A family bathroom serves the remaining bedrooms.

The property would benefit from some modernisation but offers a great opportunity to create a comfortable family home. It's conveniently located close to schools, shops, and amenities in Nenagh.



Accommodation

Ground Floor

Entrance Hall 4.72m x 2.49m (15'6" x 8'2"): with carpet flooring and stairs to overhead accommodation

Living Room 4.76m x 4.18m (15'7" x 13'9"): open fireplace, carpet flooring and coving

Kitchen / Dining Room 4.14m x 3.28m (13'7" x 10'9"): fitted maple kitchen units, lino flooring, wired for cooker and double doors leading to sitting room

Sitting Room 4.13m x 3.41m (13'7" x 11'2"): carpet flooring and fireplace

Utility Room 4.16m x 2.44m (13'8" x 8'): plumbed for washing machine

W.C. 1.46m x 0.78m (4'9" x 2'7"): wc and handbasin

Garage 5.03m x 2.42m (16'6" x 7'11")

First Floor

Bedroom 1 3.81m x 2.99m (12'6" x 9'10"): carpet flooring and slide robe

Bedroom 2 3.23m x 2.32m (10'7" x 7'7"): carpet flooring and slide robe

Bathroom 2.22m x 1.74m (7'3" x 5'9"): fully tiled, wc, handbasin and bath

Bedroom 3 3.06m x 2.88m (10' x 9'5"): carpet flooring and slide robe

Bedroom 4 (Master) 3.81m x 3.12m (12'6" x 10'3"): carpet flooring and slide robe

Ensuite 2.39m x 1.93m (7'10" x 6'4"): fully tiled, wc, handbasin and electric shower





Garden

Lawns to front and rear. Private rear garden.

Services

Mains water, sewerage and oil-fired central heating.

BER

BER C3, BER No. 118504430

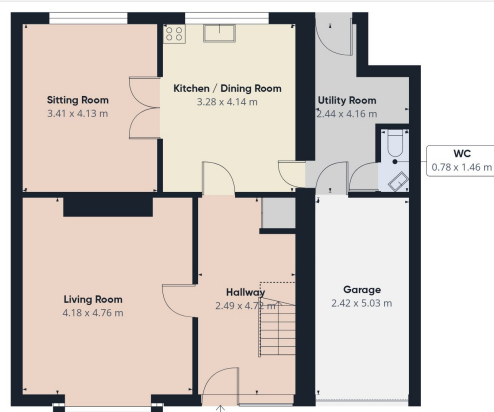




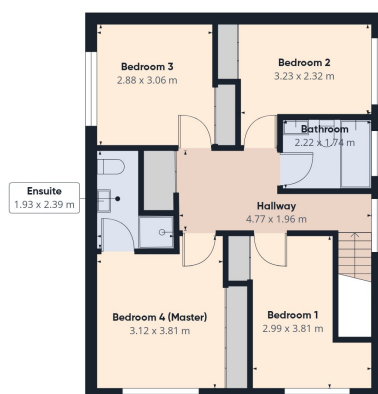
Directions

Eircode E45HK29





Ground Floor



Floor 1

Approximate total area⁽¹⁾
136.3 m²

Reduced headroom
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



NEGOTIATOR

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