

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A 205.83 m² (2215 sq.ft)

FOR SALE BY ONLINE AUCTION

Toor, Newtown
Nenagh
County Tipperary
E45 WP11

AMV €190,000

Online Auction: Thurs 29th April 2021
starting at 10:00am

Interested parties should register in advance of the auction on
<https://youbid.ie> **AND** pay/pre authorise a €5,000 with the
successful bidder being charged a €100 administration fee.

BER C1

DESCRIPTION

REA Eoin Dillon are delighted to bring this spacious four bedroom detached dwelling & self contained unit/apt to the market.

This attractive stone finished house extends to 205.83 sq.m. and is in need of some modernisation.

You enter the property into the hallway with wooden floors and a stairs to the first floor. The kitchen is to your right with tiled floors, fitted units with over counter wall tiling. This leads you to the living area with wood flooring and double doors to the side of the property. The kitchen connects you with an open plan dining/sitting room area featuring an open fireplace, wooden floors, double doors to the rear and a large bay window allowing for maximum light in this area. To the left off the hallway is a double en-suite bedroom.

The utility room and W.C. are to the rear of the property with an access door.

The first floor landing leads to a further three bedrooms all with wooden floors. The master bedroom has a walk-in wardrobe and en-suite. The family bathroom is fully tiled with a free standing bath and W.C.

Outside the property sits on a generous 0.91 acre site with a tarmac driveway. A self contained unit/apt (39.26 sq. m.) is available with this property, comprising of a kitchen/dining area, bedroom, W.C. and wet room.

This property essentially a blank canvas can be finished to the personal taste of the new owner, creating great potential to a prospective purchaser.

FEATURES

- Fabulous tranquil setting yet only 7km from Nenagh town.
- Double glazed windows throughout.
- O.F.C.H., mains water and septic tank.
- Broadband available in the area.
- Self contained unit/apt measuring 39.26 sq. m.
- Interested parties should register in advance of the auction on <https://youbid.ie> AND pay/pre authorise a €5,000 bidding deposit.



ACCOMMODATION

Ground Floor

• Entrance hall	5m (16'5") x 4.08m (13'5")	Wooden floors and stairs to the first floor.
• Kitchen	3.06m (10'0") x 3.04m (10'0")	Tiled floor and fitted kitchen units with over counter wall tiles.
• Living room	5m (16'5") x 2.08m (6'10")	Wooden floors with double doors.
• Sitting room/Conservatory	7.68m (25'2") x 3.74m (12'3")	Open fireplace and wooden floors.
• Dining area	4.02m (13'2") x 2.02m (6'8")	Wooden flooring with double doors.
• Utility	3.06m (10'0") x 2.07m (6'9")	Tiled floors and fitted presses.
• Bedroom 1	4.02m (13'2") x 4.02m (13'2")	Wooden floors.

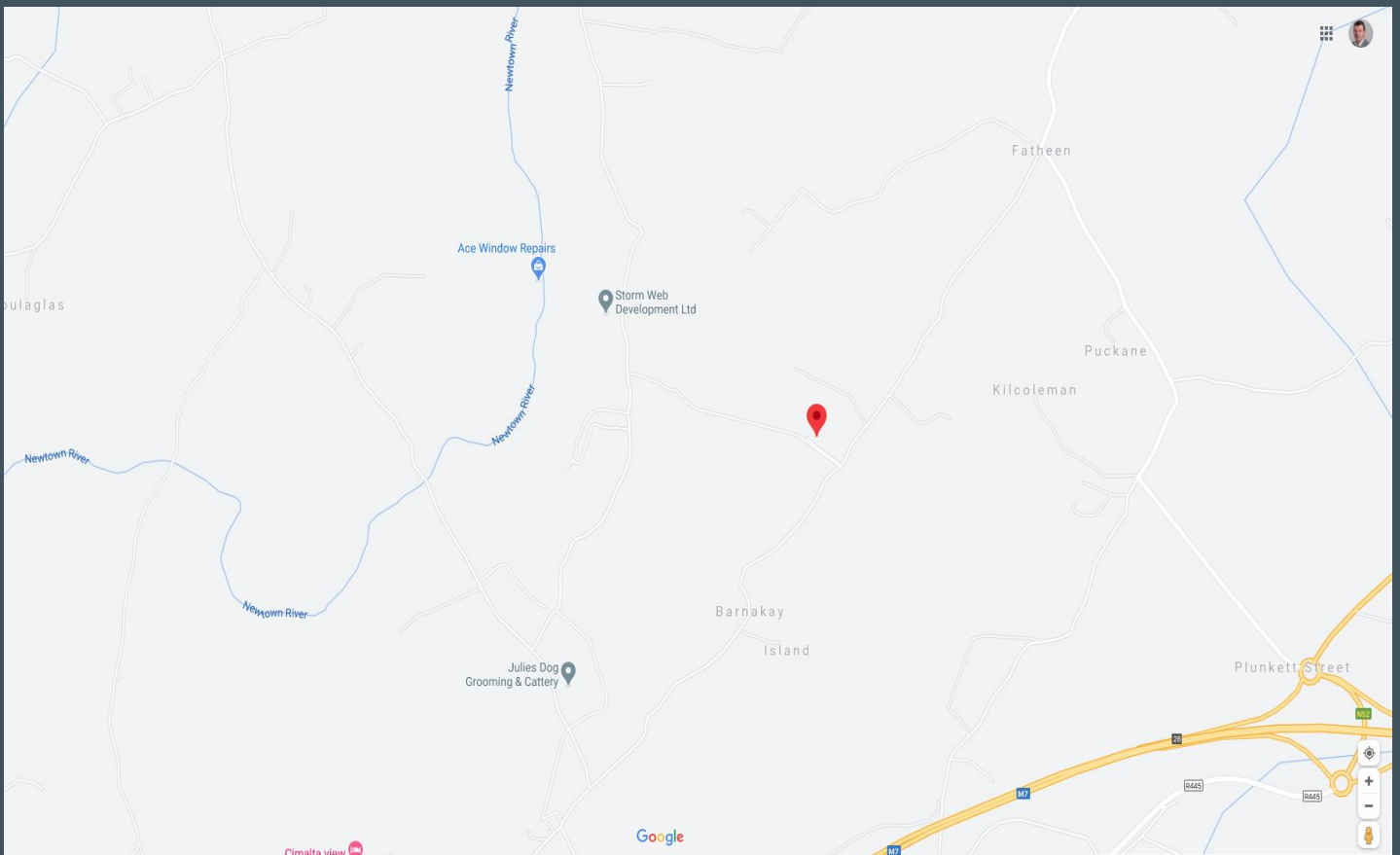
First Floor

• Bedroom 2	4m (13'1") x 3.04m (10'0")	Wooden floors and velux windows.
• Walk- in wardrobe/ En suite	4m (13'1") x 3.08m (10'1")	Fully tiled.
• Bedroom 3	4.04m (13'3") x 3.08m (10'1")	Wooden floors.
• Bedroom 4	4.02m (13'2") x 3 m (9'10")	Wooden floors.
• Bathroom	3.04m (10') x 2.07m (6'9")	Tiled floor & partially tiled walls , bath & W.C.

Self contained Unit/Apt

• Kitchen/Dining area	4.07m (13'4") x 4m (13'1")	Wooden floor with fitted units.
• Bedroom	4m (13'1") x 3m (9'10")	Wooden floor.
• Bathroom/Wetroom	1.02m (3'4") x 1.01m (3'4")	Tiled wetroom, W.C. & W.H.B.





PRICE

€190,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh town centre head out Gortlandroe (E494). At the Portroe road rounabout take the 2nd exit and stay on the R494 for 1.6km. Turn left & continue straight for 1.4km. The property will be on the right hand side identified by our For Sale sign.

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 113645139

Energy Performance Indicator: 155.94kWh/m²/yr



the mark of
property
professionals
worldwide



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.

