

For Sale

Asking Price: €299,500

**Sherry
FitzGerald**
Talbot



30 Summerhill, Nenagh, Co.
Tipperary, E45 CA46.

BER B3

sherryfitz.ie



Beautifully presented and tastefully extended, No. 30 Summerhill is a charming, detached residence that perfectly blends historic character with modern comfort.

Dating back to circa 1829, this elegant home once served as a Senior N.C.O.'s house within the neighbouring Military Barracks, offering a rare opportunity to own a piece of local history.

Set in a prestigious and historical area opposite Summerhill House and close to the Historical Quarter, the property has been extensively renovated, where the old gracefully complements the new. Boasting a B3 energy rating, this home combines period elegance with energy efficiency.

A highlight of the renovation is the beautiful kitchen extension to the rear, featuring large sliding doors that capture the eastern sunrise and flood the space with natural light, creating a bright and inviting heart of the home. The ground floor bedroom (en-suite) offers flexibility and convenience - ideal for guests or those seeking single-level living.

A vehicular entrance from Summerhill leads to a large private rear yard and garden, providing ample parking for several cars. To the rear, a detached building presents exciting potential for conversion to an office or bedsit (subject to planning permission).



Accommodation

House Size 148 Sq.M. (1593 Sq.Ft)

Ground Floor

Living Room 5.47m x 4.29m (17'11" x 14'1"): walnut laminate flooring and fireplace

Hallway 3.36m x 1.67m (11' x 5'6"): walnut laminate flooring

Kitchen / Dining Room 6.8m x 5.09m (22'4" x 16'8"): walnut laminate flooring, fully fitted kitchen units, integrated double oven and electric hob and sliding door to patio garden

Bedroom One 4.91m x 3.04m (16'1" x 10'): walnut laminate flooring

Ensuite 2.78m x 1.56m (9'1" x 5'1"): fully tiled, wc, handbasin and electric shower

Utility Room 3.64m x 1.81m (11'11" x 5'11"): walnut laminate flooring, plumbed for washing machine, handbasin and hot press

Storage 2.21m x 0.87m (7'3" x 2'10"): walnut laminate flooring and shelving

First Floor

Bedroom Two 5.58m x 3.26m (18'4" x 10'8")

Shower Room 1.98m x 1.94m (6'6" x 6'4"): fully tiled, wc, handbasin and electric shower

Second Floor

Attic Room One 5.46m x 3.49m (17'11" x 11'5")

Attic Room Two 2.12m x 1.88m (6'11" x 6'2")





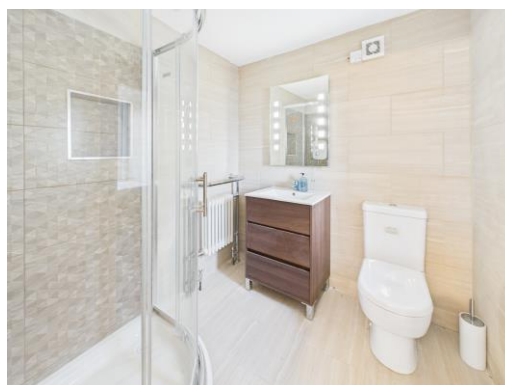
Special Features & Services

Mains water & sewerage, Oil Fired Central Heating

B Energy Rating (Green Rate Mortgage)

BER

BER B3, BER No. 118822378





Directions

Eircode E45CA46





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