

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A. 109.8m² (1,182 sq. ft.)

FOR SALE BY PRIVATE TREATY

Hilltop, Tyone
Nenagh
County Tipperary
E45 HC99

AMV €199,950



DESCRIPTION

Charming three bedroom semi-detached property located in this sought after location, with all the benefits of country living and yet only minutes walk away from Nenagh town centre. The property consists of three bedrooms, living room, sitting room, kitchen, bathroom & outside workshop.

This property offers enormous development potential (subject to planning permission) and is situated on a site of approximately one acre. You enter the property into the hallway that leads to the spacious sitting room with recessed stove, ornate tiling above fireplace (replica of tiling on the floor of Saint Mary's Church in Nenagh) and decorative timber panelling and spiral staircase leading to the first floor. The living room features an electric stove with fire surround and patio doors leading to the rear garden. The kitchen has fitted units and a tiled floor. Also on the ground floor is the bathroom and the ground floor bedroom.

The spiral staircase leads to two interconnecting bedrooms at first floor level.

Outside the property sits on approx. 1 acre site with a large detached garage / workshop and benefits from good road frontage. There was planning permission (Ref no 02824001) to build a second house on the site but same has lapsed.

FEATURES

- Superb location, close to Nenagh town centre.
- Spacious 0.44 Ha (1.08 acre site).
- Detached workshop / garage .of 50.17 Sq.M (540 Sq.Ft.)
- Development potential, subject to planning permission.
- Zoned Residential.



ACCOMMODATION

Ground Floor

• Entrance porch	1.8m (5'11") x 1.39m (4'7")	Parquet flooring.
• Sitting Room	4.59m (15'1") x 3.27m (10'9")	Featuring a Stanley stove and timber panelling.
• Living area	3.5m (11'6") x 3.5m (11'6")	Electric stove and fire surround, tiled flooring and patio door to the rear.
• Kitchen	3.5m (11'6") x 2.47m (8'1")	Fitted kitchen and tiled floor.
• Bedroom 1	4.88m (16'0") x 2.9m (9'6")	Built in wardrobe, carpet floor & W.H.B.
• Bathroom	2.3m (7'7") x 1.87m (6'2")	Timber flooring with W.C., W.H.B. and bath with electric shower.

First Floor

• Bedroom 2	4.59m (15'1") x 3.6m (11'10")	Interconnects with bedroom 3.
• Bedroom 3	4.5m (14'9") x 3.02m (9'11")	

Outside

• Workshop	8.65m (28'5") x 5.8m (19'0")	50.17 Sq.M, (540 Sq.Ft.)
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PRICE

€199,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh, proceed out the Thurles road and pass off Nenagh Hospital on your left. The house is the second last house in the row of houses on the left hand side identified by our For Sale Sign (600 metres from Hospital).

SOLICITORS

Pat Liston of James O'Brien & Co. 067-31218

JOINT AGENTS

We are joint agents with Central Auctions, Nenagh – Mr. Michael Harty 087-2371605

BUILDING ENERGY RATING (BER)

BER: F

BER No: 115529877

Energy Performance Indicator: 392.69 kWh/m²/yr



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