

# For Sale

Asking Price: €149,500

**Sherry  
FitzGerald**  
Talbot



17 William Street, Nenagh,  
Co. Tipperary, E45 R270

[sherryfitz.ie](http://sherryfitz.ie)



This 3-bedroom mid-terrace house is in need of renovation, offering a great opportunity for buyers or investors to refurbish and make it their own. Located close to local amenities, the property features three bedrooms, a living room, kitchen, and bathroom, all requiring modernisation. There is a small yard at the rear.

Conveniently located within walking distance of Nenagh town centre. This property offers an excellent opportunity to refurbish and create your dream home.





## Accommodation

**Entrance Hall** 4.5m x 0.88m (14'9" x 2'11"): with lino floor covering.

**Living Room** 3.48m x 3.09m (11'5" x 10'2"): with tiled fireplace, lino floor covering.

**Kitchen** 3.09m x 2.74m (10'2" x 9'): with belfast sink, hotpress, lino floor covering.

**Bathroom** 1.8m x 1.7m (5'11" x 5'7"): with bath, wc, hand basin.

## Upstairs

**Bedroom 1** 4.8m x 2.8m (15'9" x 9'2"):

**Bedroom 2** 3.7m x 2.8m (12'2" x 9'2"):

**Bedroom 3** 2.9m x 2.7m (9'6" x 8'10"):





### Garden

Enclosed rear garden laid out in lawn. Pedestrian side entrance to rear garden

### Features & Services

Mains water & sewerage.

**BER** BER To be confirmed, BER No. To be confirmed



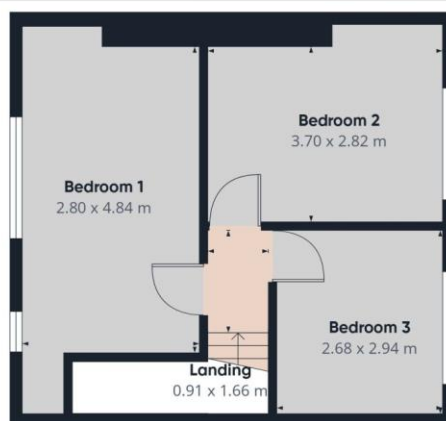
Directions  
E45 R270







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
66.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



### NEGOTIATOR

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### SOLICITOR

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