

REA

Eoin Dillon



4 BEDROOM SEMI-DETACHED
G.I.A. 150m²(1,615 sq. ft.)

FOR SALE BY PRIVATE TREATY

23 Springfort Meadows
Nenagh
County Tipperary
E45 X673

AMV €339,950

BER B2

DESCRIPTION

REA Eoin Dillon are pleased to present this beautiful spacious four bedroom semi-detached home situated close to Nenagh town centre and all amenities. This property is meticulously decorated and presented for sale in turn key condition throughout.

The accommodation comprises of an entrance hallway with laminate wood flooring and carpeted stairs to the first floor. The spacious living room gives plenty of natural light and features laminate wood flooring and an insert solid fuel stove. Double doors connect you the kitchen/dining room which has tiled flooring, full range of wall and base level units, electric oven and hob with sliding door to the rear garden filling this room with light. The utility room is off the kitchen and has tiled flooring, additional fitted units and is plumbed for a washing machine & dryer. There is also a guest W.C on the ground floor.

This property has the added advantage of a downstairs bedroom with laminate wood flooring.

The first floor gives access to three spacious bedrooms all with carpeted flooring and built-in wardrobes. The master bedroom has an en-suite bathroom. The family bathroom is also on the first floor and is fully tiled with bath, over head shower, W.C & W.H.B and heated towel rail. In addition the property has the benefit of a large storage room at first floor which many of the owners use as an office, walk in wardrobe or spare bedroom.

Externally there is a tarmac driveway with parking for two cars and low maintenance lawns to the front and rear of the property.

This bright and beautiful property comes to the market with a host of benefits and is a great opportunity to purchase close to Nenagh town and all amenities; further complimented with a B2 Energy rating.

FEATURES

- Located just a few minutes walk to Nenagh town centre and all amenities
- 4 bedroom property ready for immediate occupancy with a B2 Energy Rating
- O.F.C.H, mains water and sewerage
- Low maintenance lawns & Tarmac driveway
- High speed fiber broadband available.



ACCOMMODATION

Ground Floor

- Entrance Hall 4.89m (16'1") x 1.91m (6'3") Laminate wood flooring, under stairs storage & stairs to first floor
- Living Room 4.69m (15'5") x 3.71m (12'2") Laminate wood flooring, insert stove with polished stone surround
- Kitchen/ Dining 6.22m (20'5") x 3.21m (10'6") Tiled flooring, fully fitted units, electric oven and hob & sliding door to the rear garden
- Utility 3.02m (9'11") x 2.67m (8'9") Tiled flooring, fitted units, plumbed for washing machine, access to the rear
- WC 1.06m (3'6") x 1.49m (4'11") Tiled flooring, W.C & W.H.B.
- Bedroom 1 4.22m (13'10") x 2.07m (6'9") Laminate wood flooring

First Floor

- Storage Room 6.11m (20'1") x 2.68m (8'10") Carpet flooring, built in wardrobes and velux window
- Bathroom 2.11m (6'11") x 1.97m (6'6") Fully tiled, W.C., W.H.B, bath and heated towel rack
- Bedroom 2 3.42m (11'2") x 3.23m (10'7") Carpet flooring, built in wardrobes
- En-suite 2.91m (9'7") x 0.87m (2'10") Fully tiled, W.C., W.H.B, heated towel rack and electric shower
- Bedroom 3 3.67m (12'0") x 3.18m (10'5") Carpeted flooring and built-in wardrobes
- Bedroom 4 2.99m (9'10") x 2.05m (6'9") Carpeted flooring and built-in wardrobes



PRICE

€339,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the R445 signposted Limerick. At the Stereame roundabout take the left turn into the Springfort Meadows development. Continue into the development and take the left turn, follow the road and the property is on the left hand side, indicated by our For Sale sign.

Eircode: E45 X673

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 111301883

Energy Performance Indicator: 119.92 kWh/m²/yr



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.

