

REA

Eoin Dillon



2 BEDROOM SEMI-DETACHED
G.I.A. 89.90m² (968 sq. ft.)

FOR SALE BY PRIVATE TREATY

9 Gortlandroe
Nenagh
County Tipperary
E45 RH70

AMV €219,950



DESCRIPTION

Nestled in a superb location within walking distance of Nenagh town centre, this charming two bedroom semi-detached property offers effortless access to a wealth of amenities. Perfect for first-time buyers, investors or those seeking a retirement retreat this residence offers tremendous potential.

You are welcomed into an entrance hallway with carpeted flooring and stairs to the first floor. To your left is the living room which features carpeted flooring and an electric stove. The spacious kitchen/dining room has lino floor covering, full range of fitted units, oil fired Stanley range, tiled splashback and is plumbed for a washing machine. This property has an added advantage of a bright sun room to the rear which has laminate wood flooring and sliding doors to the patio/garden area. There is also a guest W.C. on the ground floor.

Upstairs gives you access to two double bedrooms both with carpeted flooring; one of which has fitted wardrobes. The bathroom has carpeted flooring, bath, W.C. and W.H.B.

Externally the property sits on a 0.35 acre (0.14 hectare) site with a gravel driveway and easily maintained front and rear lawns. This property has the benefit of a shed to the rear measuring 2.47m x 1.74m.

This well maintained property is a must see for prospective purchasers and viewing is highly recommended.

FEATURES

- Property within walking distance of Nenagh town centre and all amenities
- O.F.C.H., mains water and sewerage
- Generous site of 0.35 acres with well maintained front and rear lawns
- Shed measuring 2.47m x 1.74m
- Broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 3.35m (11'0") x 1.66m (5'5") Carpeted flooring & stairs to the first floor
- Living room 4.59m (15'1") x 3.42m (11'3") Carpeted flooring and electric stove
- Kitchen/Dining room 4.41m (14'6") x 3.78m (12'5") Lino flooring, fitted units, Stanley oil fired range and is plumbed for a washing machine
- Sunroom 3.04m (10'0") x 2.88m (9'5") Laminate timber flooring & sliding doors to the rear patio/garden area
- Guest .W.C. 1.69m (5'7") x 0.79m (2'7") Lino flooring, W.C. & W.H.B.

First Floor

- Bedroom 1 4.58m (15'0") x 2.99m (9'10") Carpeted flooring & fitted wardrobes
- Bedroom 2 3.61m (11'10") x 2.79m (9'2") Carpeted flooring
- Bathroom 2.81m (9'3") x 1.53m (5'0") Carpeted flooring, bath, W.C. & W.H.B.





PRICE

€219,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From the Post Office in Nenagh, turn right onto St. Conlon's Road. Continue on this road past the hurling field and the property is on the right hand side identified by our For Sale sign. Eircode E45 RH70

BUILDING ENERGY RATING (BER)

BER: G

BER No: 117650424

Energy Performance Indicator: 519.15 kWh/m²/yr



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