

For Sale

Asking Price: €399,500

Sherry
FitzGerald
Talbot



3 Doncarrig, Ballycommon, Nenagh, Co.
Tipperary, E45 W207.

BER A2

sherryfitz.ie



A truly superb family residence finished to exacting standards throughout.

No.3 boasts a standard of finish second to none. It is superbly located within walking distance of Carrig School, Thatched Cottage Bar/ Restaurant and a local convenience store. It is also located within 7-8 minutes drive of Nenagh and 35 minutes of Limerick.

To those anxious to procure a modern residence with all the convenience of village living in a leafy peripheral location, inspection is confidently recommended.



Accommodation

Ground Floor

Entrance Hall 3.8m x 2.68m (12'6" x 8'10"): with porcelain tiled floor, recessed lighting, under stair storage and stairs to overhead accommodation

Living Room 4.91m x 4.18m (16'1" x 13'9"): with laminate flooring, fitted units and recessed lighting

Playroom / Office 3.79m x 3.6m (12'5" x 11'10"): with laminate flooring, recessed lighting (can also be used as downstairs bedroom)

W.C. 2.13m x 1.84m (7' x 6'): fully tiled, wc, handbasin and under sink storage & heated towel rail

Kitchen 4.32m x 3.1m (14'2" x 10'2"): with porcelain tiled floor, recessed lighting, gloss fitted kitchen with integrated dishwasher, gas hob and electric oven

Dining Room 4.98m x 2.8m (16'4" x 9'2"): with porcelain tiled floor, recessed lighting, fitted press and sliding door to side garden

Utility Room 3.22m x 1.96m (10'7" x 6'5"): with porcelain tiled floor, recessed lighting, fitted units and plumbed for washing machine

First Floor

Bedroom One (Master) 4.79m x 3.56m (15'9" x 11'8"): with laminate flooring, recessed lighting, built in wardrobes

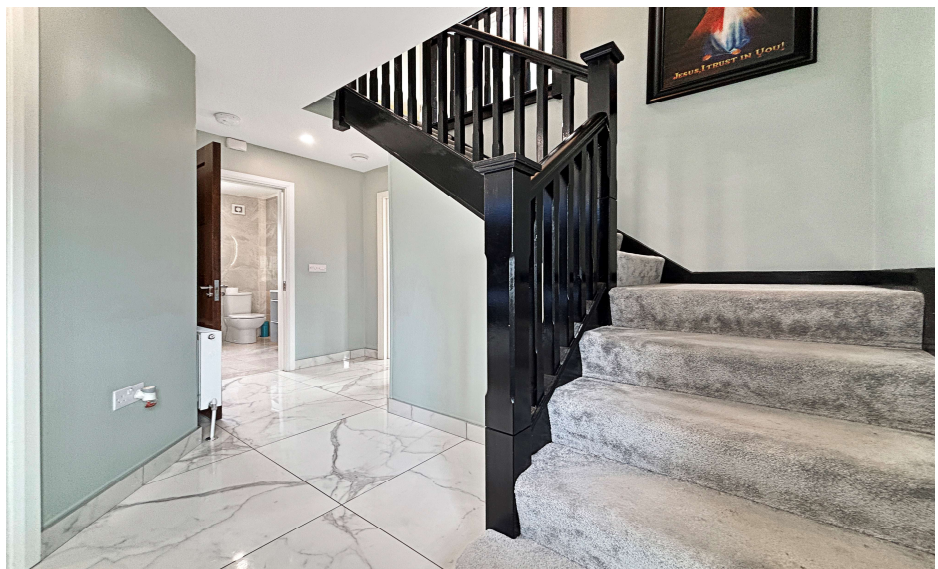
Ensuite 2.34m x 1.67m (7'8" x 5'6"): fully tiled, wc, handbasin with under sink storage, shower and shelving

Landing with laminate flooring, recessed lighting, velux window and storage press

Bedroom Two 3.83m x 2.89m (12'7" x 9'6"): with laminate flooring, recessed lighting & built in wardrobe

Bathroom 2.75m x 1.97m (9' x 6'6"): with wc, handbasin, double shower tray, heated towel rail, recessed lighting and fully tiled

Bedroom Three 4.57m x 4.16m (15' x 13'8"): with laminate flooring, recessed lighting & built in wardrobes





Garden

Lawned gardens front and rear with paved driveway also to the front.

Services

Mains water & sewerage, air to water heating system, Fibre Broadband, solid timber doors throughout, fully alarmed and sensor to all door and windows (controlled by app).

BER

BER A2, BER No. 114459944



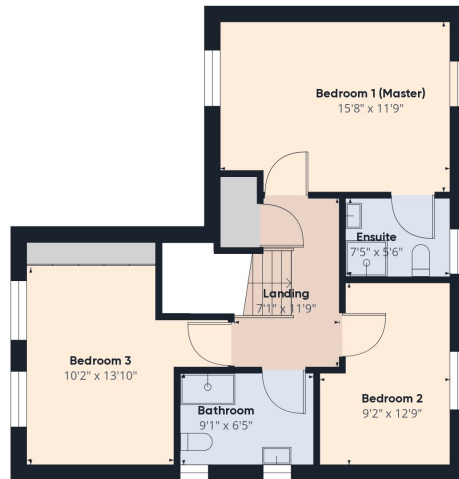


[Directions](#)

Eircode E45W207



Floor 0



Floor 1

Approximate total area⁽¹⁾
1503.76 ft²

(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.

GIRAFFE360



NEGOTIATOR
William Talbot
Sherry FitzGerald Talbot
52 Kenyon Street, Nenagh, Co
Tipperary
T: 067 31496
E: info@sftalbot.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001010