

REA

Eoin Dillon



4 BEDROOM SEMI DETACHED
G.I.A. 145.25m² (1,563 sq. ft.)

FOR SALE BY PRIVATE TREATY

16 Springfort Meadows
Nenagh
County Tipperary
E45 KT38

AMV €299,950

BER B2

DESCRIPTION

Prepare to be impressed by this four bedroom family home situated in a sought after development close to Nenagh town centre and all amenities. This residence 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 and light filled living room is to your left and features a solid wood floor and solid fuel stove connecting you to the kitchen/dining area. The bright kitchen/dining room is to the rear of the property and has a laminate wood floor, full range of base and eye level units, electric oven and hob, recess lighting and sliding doors to the rear garden/patio area. The utility room is off the kitchen and has a laminate wood floor, 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 benefit of a downstairs office/bedroom which is currently being used as a playroom.

On the first floor there are four bedrooms all with laminate wood flooring ;three of these bedrooms have fitted wardrobes. The master bedroom has an ensuite bathroom. The family bathroom is also on the first floor and is fully tiled with bath, electric shower, W.C. and W.H.B.

Externally there is a tarmac driveway with parking for two cars and low maintenance lawn to the front of the property. There is pedestrian access to the rear of the property which has a patio area, well maintained lawn, raised beds and garden shed. Viewing highly recommended.

FEATURES

- Located just a few minutes walk to Nenagh town centre and all amenities
- 4/5 bedroom property ready for immediate occupancy
- O.F.C.H., mains water and sewerage.
- Low maintenance lawns, patio area and garden shed to the rear
- B2 Energy Rating



ACCOMMODATION

Ground Floor

- Entrance hall 4.63m (15'2") x 1.95m (6'5") Laminate wood flooring and carpeted stairs to the first floor
- Living room 4.68m (15'4") x 4m (13'1") Solid timber flooring & solid fuel stove
- Kitchen / dining 6.06m (19'11") x 3.19m (10'6") Laminate wood flooring, fully fitted cream units, recess lighting, electric oven and hob and sliding doors to the rear garden
- Utility 2.63m (8'8") x 1.63m (5'4") Laminate wood flooring, fitted units and plumbed for a washing machine and dryer
- W.C. 1.47m (4'10") x 1.47m (4'10") Tiled floor, W.C. & W.H.B.
- Playroom 4.39m (14'5") x 2.67m (8'9") Laminate wood flooring

First Floor

- Bedroom 1 3.84m (12'7") x 3.12m (10'3") Laminate wood flooring and built in wardrobe
- En-suite bathroom 2.91m (9'7") x 0.96m (3'2") Fully tiled with W.C., W.H.B and electric shower
- Bedroom 2 3.68m (12'1") x 3.06m (10'0") Laminate wood flooring and sliderobes
- Bedroom 3 2.5m (8'2") x 2.09m (6'10") Laminate wood flooring and built in wardrobe
- Bedroom 4 6.21m (20'4") x 2.64m (8'8") Laminate wood flooring
- Bathroom 2.09m (6'10") x 1.93m (6'4") Fully tiled with bath, electric shower, W.C. and W.H.B.





PRICE

€299,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

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 around the bend and the property is on the left hand side, indicated by our For Sale sign. Eircode: E45 KT38

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 101156636

Energy Performance Indicator: 108.65 kWh/m²/yr

REA



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