

REA

Eoin Dillon



3 BEDROOM END OF TERRACE
G. I. A. 110.2 m² (1,186 sq. ft.)

FOR SALE BY PRIVATE TREATY

35 Pallasderg,
Newtown,
County Tipperary
E45 YC96

AMV €269,950

BER B3

DESCRIPTION

REA Eoin Dillon proudly presents this exceptional three bedroom end of terrace home, located in the highly sought after Pallasderg development. Turnkey ready, this beautifully finished property offers a perfect blend of style, comfort, and convenience, making it ideal for first time buyers, investors, or anyone looking for a modern family home in a prime location.

Upon entering, you are welcomed by a bright entrance hallway with elegant herringbone wood flooring and stairs leading to the first floor. To your left, the spacious living room features wood flooring, an open fireplace, and a large bay window that floods the room with natural light.

At the rear of the property, the kitchen/dining room boasts stylish herringbone wood flooring, a full range of eye and base level units, an electric oven and hob, and plumbing for both a washing machine and dishwasher. An archway leads from the dining area to the sunroom, which opens onto a private cobblestone patio and garden area through glass double doors—perfect for outdoor relaxation or entertaining. A guest WC conveniently completes the ground floor.

Upstairs, there are three generously sized bedrooms, all with wood flooring for added warmth and durability. The main bathroom is fully tiled and includes a bath, electric shower, WC, and WHB, providing a sleek and functional space.

Externally, the property boasts attractive sandstone detailing to the front, while the rear features a low maintenance patio and garden area with pedestrian side access.

Meticulously maintained and in pristine condition, this property is ready for immediate occupation. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

FEATURES

- Property situated in Newtown village, less than a 10 minute drive from Nenagh town centre
- Spacious well appointed accommodation ready for immediate occupancy
- O.F.C.H., mains water and sewerage
- High speed broadband available in the area
- Rear patio and garden area with pedestrian side access



ACCOMMODATION

Ground Floor

- Entrance Hall 5.82m (19'1") x 1.98m (6'6") Herringbone wood flooring, stairs to first floor
- Living Room 5.37m (17'7") x 3.77m (12'4") Herringbone wood flooring, open fireplace, bay window
- Kitchen/ Dining Room 5.86m (19'3") x 3.45m (11'4") Herringbone wood flooring, fitted kitchen units, wood countertop, plumbed for washing machine and dishwasher
- Sun Room 3.47m (11'5") x 2.57m (8'5") Herringbone wood flooring, glas double doors
- WC 1.04m (3'5") x 1.03m (3'5") Herringbone wood flooring, WC & WHB

First Floor

- Bedroom 1 4.69m (15'5") x 2.98m (9'9") Wood flooring and large bay window
- Bedroom 2 4.14m (13'7") x 3.67m (12'0") Wood flooring
- Bedroom 3 2.98m (9'9") x 2.76m (9'1") Wood flooring, built in storage
- Bathroom 2.35m (7'9") x 2.02m (6'8") Fully tiled, bath with electric shower over head, WC and WHB





PRICE

€269,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

Take the Portroe/Newtown road out of Nenagh. Proceed approximately 7km until Newtown village. Take the first right turn after Barry's pub and Pallas Derg is the first estate on the right. Take the immediate left turn into the estate and the property will be on your right hand side.

Eircode: E45 YC96

BUILDING ENERGY RATING (BER)

BER: 117844076

BER No: B3

Energy Performance Indicator: 147.68 kWh/m²/yr

REA



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property
professionals
worldwide

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