

REA

Eoin Dillon



3 BEDROOM MID TERRACE
G.I.A. 90.75m² (977 sq. ft.)

FOR SALE BY PRIVATE TREATY

19 Hamilton Drive
Nenagh
County Tipperary
E45 DK60

AMV €139,500



DESCRIPTION

An attractive 3 bedroom mid terrace house in the Hamilton Drive development just a few minutes walk from Nenagh town centre, schools, churches and shops.

You enter the property into a hallway with a laminate wood floor and carpeted stairs to the first floor. The spacious living room to the right has laminate wood flooring, open fireplace and fitted units. The kitchen / dining room is to the rear of the property and features a tiled floor, over the counter wall tiling, fitted units with an electric oven and hob. The bathroom is downstairs and is fully tiled with a W.C., W.H.B. and shower.

Upstairs the first floor landing leads to three double bedrooms, all with laminate wood flooring. The main bedroom has fitted wardrobes.

This property has the added advantage of a floored attic measuring 5.37m x 3.26m which is currently being used as an office and store.

Outside the property has a low maintenance front garden, an enclosed rear yard with a rear pedestrian entrance. This property has the benefit of two storage sheds measuring 2.76m x 1.52m and 2.29m x 1.36m and one of these has been insulated, plumbed and wired for use as a utility area.

This property is extremely well maintained and presented and would make an ideal starter home, retirement home or investment property.

Viewing highly recommended. Video link available on request.

FEATURES

- Situated within walking distance of Nenagh town centre and all amenities
- O.F.C.H., mains water and sewerage
- Floored attic measuring 5.37m x 3.26m
- Two storage sheds measuring 2.76m x 1.52m & 2.29m x 1.36m
- Broadband availability in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 3.83m (12'7") x 1.9m (6'3") Laminate wood flooring
- Living room 4.58m (15'0") x 3.5m (11'6") Laminate wood flooring, open fireplace and fitted units
- Kitchen/Dining room 3.48m (11'5") x 1.81m (5'11") Tiled floor, over the counter wall tiling and fitted units
- Bathroom 2.54m (8'4") x 1.91m (6'3") Fully tiled, shower, W.C. and W.H.B.

First Floor

- Bedroom 1 2.6m (8'6") x 2.54m (8'4") Laminate wood flooring
- Bedroom 2 3.66m (12'0") x 2.92m (9'7") Laminate wood flooring
- Bedroom 3 4.15m (13'7") x 2.81m (9'3") Laminate wood flooring and fitted wardrobes





PRICE

€139,500

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 town centre travel up Summerhill and take the left turn at the cinema. Continue onto St Flannan St and turn right onto Hamilton Drive. Take the first left and the property is on your left hand side. Eircode: E45 DK60

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 114401656

Energy Performance Indicator: 299.94 kWh/m²/yr

REA



the mark of
property
professionals
worldwide

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.



Ireland's Biggest Property Website

