

REA

Eoin Dillon



3 BEDROOM SEMI- DETACHED ON LARGE CORNER SITE
G.I.A. 99.84m² (1,075 sq. ft.) WITH HOME OFFICE

FOR SALE BY PRIVATE TREATY

82 Coille Bheithe
Nenagh
County Tipperary
E45 E772

AMV €329,950



DESCRIPTION

REA Eoin Dillon are delighted to present this beautifully maintained three bedroom home, located in a modern and sought after development just minutes from Nenagh town centre and all amenities. Presented in turn-key condition, this spacious property is ready for immediate occupancy.

On entering the property you are greeted by an entrance hallway which has tiled flooring, guest W.C. and carpeted stairs leading to the first floor. To your right is the spacious and bright living room which has laminate timber flooring and an open fireplace. A bay window in this room fills the room with natural light. The kitchen/dining room is to the rear of the property and features tiled flooring, full range of fitted units, electric oven and hob, is plumbed for a washing machine, dryer and dishwasher. Sliding doors to the rear garden allow natural light to flood this room.

On the first floor are the three bedrooms, all featuring timber flooring and built-in wardrobes. The main bedroom has the benefit of a fully tiled en-suite bathroom. The family bathroom is also located on the first floor and is fully tiled and has bath with overhead electric shower, W.C. & W.H.B.

Externally this property has a tarmac driveway. This property has an added advantage of a corner site, a large rear lawn, a shed/home office measuring 21.83 sq.m. (235 sq. ft). This unit is currently being used as working from home office and has the benefit of lino flooring and electricity.

This property is immaculately maintained and viewing is highly recommended.

FEATURES

- Property situated within walking distance of Nenagh town centre and all amenities
- O.F.C.H, mains water & sewerage
- Property ready for immediate occupancy
- Large corner site with shed/garden
- Property built in 2003



ACCOMMODATION

Ground Floor

- Entrance hallway
Tiled floor & carpeted stairs to the first floor
- Guest W.C.
Tiled floor, W.C & W.H.B.
- Living room
4.56m (15'0") x 3.49m (11'5")
Laminate timber flooring , open fireplace & bay window
- Kitchen/Dining room
5.46m (17'11") x 4.36m (14'4")
Tiled floor, full range of fitted units, electric oven & hob, plumbed for washing machine, dishwasher & dryer & sliding doors to the rear garden

First Floor

- Bedroom 1
3.85m (12'8") x 3.27m (10'9")
Timber flooring & built-in wardrobes
- Bedroom 2
3.96m (13'0") x 2.67m (8'9")
Timber flooring & built-in wardrobes
- En-suite bathroom
2.52m (8'3") x 0.98m (3'3")
Fully tiled, electric shower, W.C & W.H.B.
- Bedroom 3
2.77m (9'1") x 2.66m (8'9")
Timber flooring & built-in wardrobes
- Bathroom
2.55m (8'4") x 2.05m (6'9")
Fully tiled, bath with electric shower, W.C. & W.H.B.





PRICE

€329,950

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From the Post Office in Nenagh, turn right onto St Conlon's road. At the Office of the Revenue Commissioners turn left into the Coille Bheithe development. Take the first right & the property will be identified by our For Sale sign.

Eircode: E45 E772

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 114630247

Energy Performance Indicator: 214.57 kWh/m²/yr



the mark of
property
professionals
worldwide



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