

For Sale

Asking Price: €399,500

Sherry
FitzGerald
Talbot



19 Ciamaltha Meadows, Nenagh, Co.
Tipperary, E45 AH73.

BER D1

sherryfitz.ie



This beautifully appointed 4-bedroom detached residence is set on a private corner site which has been nicely landscaped, within a prestigious housing estate, just 750 meters from Nenagh's vibrant town centre.

Offering modern living in an exclusive location, this home combines careful design with convenience, making it an ideal choice for those with an expanding family of those looking to downsize.

It is rare that the opportunity arises to procure a Property of this nature in this location of town and inspection is recommended.



Services

Mains water, sewerage, electricity, broadband and oil fired central heating

Accommodation

House Size 159 Sq.m. / 1711 Sq.Ft.

Entrance Hall 4.3m x 2.5m (14'1" x 8'2"): with teak flooring, stairs to overhead accommodation & wc understairs with handbasin

Living Room 4.85m x 4.7m (15'11" x 15'5"): with marble fireplace and bay window

Kitchen 4.2m x 3.7m (13'9" x 12'2"): with oak fitted kitchen units and tiled floor

Dining Room 4.3m x 3.7m (14'1" x 12'2"): with opening to kitchen

Utility Room 3.3m x 2.2m (10'10" x 7'3"): with fitted units and tiled floor

Integrated Garage 6m x 3.3m (19'8" x 10'10"): with up and over door

First Floor

Bedroom 1 3.5m x 3.2m (11'6" x 10'6"):

Bedroom 2 (Master) 3.9m x 3.6m (12'10" x 11'10"): with built in wardrobe

Ensuite 2.3m x 1.8m (7'7" x 5'11"): with electric shower, wc and handbasin

Bedroom 3 3.65m x 3.3m (12' x 10'10"): with built in wardrobe

Bedroom 4 3.5m x 2.4m (11'6" x 7'10"): with built in wardrobe

Bathroom 2m x 1.7m (6'7" x 5'7"): with bath, wc and handbasin

Garden

Tarmac driveway, lawns front & rear
Shed & glass house at rear

BER D1, BER No. 117723825

Directions

Eircode E45AH73

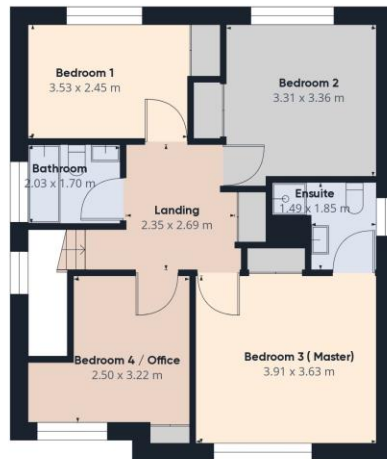






Floor 0

Approximate total area⁽¹⁾
154.2 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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