

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

27 Summerhill
Nenagh
County Tipperary
E45 YR62

AMV €170,000



DESCRIPTION

Excellent opportunity to purchase a three bedroom townhouse conveniently located in the heart of one of the fastest growing towns in Tipperary. This property will appeal to first time buyers or for investment purposes.

The accommodation consists of an entrance porch, living/dining room, kitchen, bathroom and three bedrooms with the benefit of an enclosed rear yard and outside toilet.

On entering the property you are greeted into an entrance porch with a tiled floor and carpeted stairs to the first floor. To your right is the living/dining room which features a laminate wood floor and solid fuel stove. The kitchen is to the rear of the property and has a tiled floor, full range of wall and base level units, tiled splashback, electric oven and hob, integrated microwave, is plumbed for a washing machine and has access door to the rear yard.

On the first floor there is a bedroom with carpeted flooring. The bathroom features lino flooring, bath, W.C. and W.H.B.

On the second floor there is a further two bedrooms with carpeted flooring.

Externally to the rear of the property is a yard with an external tap and an outside toilet.

This townhouse offers prospective purchasers a unique opportunity to purchase a property in a prime location.

Viewing highly recommended.

FEATURES

- Property located in Nenagh town centre within walking distance of schools, churches, shops etc
- Mains water and sewerage
- Ideal property for investment or full time occupation purposes
- Property in turnkey condition ready for immediate occupancy
- Broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance porch 1.64m (5'5") x 0.97m (3'2") Tiled floor & carpeted stairs to the first floor
- Living/Dining room 6.29m (20'8") x 3.5m (11'6") Laminate wood floor & solid fuel stove
- Kitchen 3.31m (10'10") x 2.05m (6'9") Tiled floor, full range of fitted units, tiled splashback, electric oven & hob, integrated microwave & plumbed for washing machine with access door to the rear

First Floor

- Bedroom 1 3.76m (12'4") x 3.47m (11'5") Carpeted flooring
- Bathroom 2.45m (8'0") x 2.4m (7'10") Lino flooring, bath, fitted units, W.C. & W.H.B.

Second Floor

- Bedroom 2 2.26m (7'5") x 2.2m (7'3") Carpeted flooring
- Bedroom 3 3.96m (13'0") x 3.53m (11'7") Carpeted flooring





PRICE

€170,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Pearse Street in Nenagh head towards Summerhill area (R497). The property will be on your left hand side identified by our For Sale sign. Eircode: E45 YR62

BUILDING ENERGY RATING (BER)

BER: G

BER No: 106959471

Energy Performance Indicator: 480.1 kWh/m²/yr



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