

# REA

# Eoin Dillon



2 BEDROOM APARTMENT  
G.I.A. 52.64m<sup>2</sup> (567 sq. ft.)

FOR SALE BY PRIVATE TREATY

Apt 7, Hazelgrove  
Towerhill  
Borrisokane  
County Tipperary

AMV €149,950

BER D1

## DESCRIPTION

REA Eoin Dillon are delighted to present this bright and spacious two bedroom first floor apartment, ideally located within walking distance of Borrisokane town centre and all local amenities.

The accommodation comprises an entrance hall with laminate flooring and convenient storage and hot press to the left. To the right lies the first bedroom, while further along the hallway is the second bedroom, both finished with laminate wood flooring. The master bedroom includes an en-suite bathroom with tiled flooring, shower, W.C. and W.H.B.

Directly ahead from the entrance is the main family bathroom, complete with shower, W.C. and W.H.B. At the end of the hall, the apartment opens into a light filled kitchen/living area also featuring laminate flooring. The kitchen area features fitted kitchen units, tiled splashback, electric oven and hob, and plumbing for a washing machine.

This accommodation benefits from a communal parking area with 2 designated spaces per apartment. This apartment is an attractive investment or an ideal option for first time buyers seeking a property in a desirable residential location.

## FEATURES

- Two bedroom first floor apartment
- Mains water and sewerage
- Walking distance from Borrisokane town and all amenities
- Ideal investment or first time buyer property
- Currently vacant, previous rent received was €675 and was last set in June 2022
- Management fees for 2025: €1,100





## ACCOMMODATION

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- Kitchen/ Living Room 5.61m (18'5") x 3.81m (12'6") Laminate timber flooring, fitted units, tiled splash back, plumbed for washing machine, electric oven and hob
- Bedroom 1 3.57m (11'9") x 3.52m (11'7") Laminate timber flooring
- En-suite Bathroom 1.98m (6'6") x 1.78m (5'10") Tiled flooring, shower, W.C and W.H.B
- Bedroom 2 3.48m (11'5") x 2.63m (8'8") Laminate timber flooring
- Bathroom 1.98m (6'5") x 1.37m (4'5") Tiled flooring, shower, W.C and W.H.B





## PRICE

€149,950

## VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

## DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town centre continue straight through the town to on to the N65 & take a left at Towerhill into Hazelgrove. The apartment will be on your left recognised by our sign.

Eircode E45 E188

## BUILDING ENERGY RATING (BER)

BER: D1

BER No: 118676519

Energy Performance Indicator: 226.97 kWh/m<sup>2</sup>/yr



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property  
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worldwide



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