

# REA

# Eoin Dillon



3 BEDROOM BUNGALOW  
G.I.A.110.23m<sup>2</sup> (1,187 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ashton, John`s Lane  
Nenagh  
County Tipperary  
E45 HH26

AMV €279,950

BER E1

## DESCRIPTION

Nestled close to the bustling heart of Nenagh, this three-bedroom bungalow is a haven of comfort and convenience. The meticulously maintained site and mature greenery offer a tranquil retreat within easy reach of all amenities.

The glazed front porch opens onto a bright entrance hall, which shares a glass internal partition with the adjacent sitting room, making the most of the natural light. Carpeted floors and radiator-free central heating add to the welcoming sense of comfort and warmth.

This pleasing ambience extends beyond the front hall into the main living space, which is also carpeted. At the far end of the room, an archway frames the dining area, which looks onto the secluded rear garden.

The well-appointed kitchen is equipped with abundant base and wall storage units and practical lino flooring and is plumbed for a dishwasher or washing machine. The bright versatile space adjoining the kitchen makes an ideal breakfast room, office, or study and opens onto the garden through a glazed rear porch. The family bathroom includes bath, W.C., W.H.B. and hot press. The three bedrooms are carpeted, and one has built-in wardrobes and shelving.

To the rear, a detached unit with shower and W.C. would make a perfect home office, gym, or utility room. A small lock-up off the carport provides secure storage for garden equipment.

The enclosed rear garden is quiet and relaxing, and the property's kerb appeal is further enhanced by a low-maintenance front garden and tarmac driveway.

Located in a highly sought-after residential area, this charming property is a unique investment opportunity or family home.

Viewing is highly recommended

## FEATURES

- Located with walking distance of Nenagh town centre
- O.F.C.H., mains water & sewerage
- Separate Office/Utility/Storage room
- Well maintained gardens and tarmac driveway
- Broadband availability



## ACCOMMODATION

### Ground Floor

- Entrance porch 1.06m (3'6") x 1.09m (3'7")
- Entrance hallway 2.95m (9'8") x 2.83m (9'3") Carpeted flooring
- Living room 3.99m (13'1") x 3.65m (12'0") Carpeted flooring and electric fireplace
- Sitting room 4.86m (15'11") x 3.46m (11'4") Carpeted flooring and electric fireplace
  
- Dining room 3.85m (12'8") x 2.42m (7'11") Carpeted flooring
- Kitchen 3m (9'10") x 2.96m (9'9") Lino flooring, fitted kitchen units, electric oven & hob, tiled splashback and plumbed for washing machine
  
- Dining room 3.65m (12'0") x 2.43m (8'0") Carpeted flooring
- Bedroom 1 4.64m (15'3") x 3.12m (10'3") Carpeted flooring & W.H.B.
- Bedroom 2 3.41m (11'2") x 2.97m (9'9") Carpeted flooring & W.H.B.
- Bedroom 3 2.7m (8'10") x 2.42m (7'11") Carpeted flooring & built-in wardrobes
- Bathroom 2.4m (8'0") x 1.76m (5'9") Lino flooring, partially tiled walls, bath, W.C., W.H.B. & airing cupboard

### Detached Unit

- Office/Utility room 3.74m (12'3") x 3.65m (12'0") Carpeted flooring, electric stove & sink
- W.C. 1.76m (5'9") x 0.86m (2'10") Lino flooring, W.C. & W.H.B.
- Storage room 3.82m (12'6") x 1.93m (6'4") Carpeted flooring & electric shower





#### PRICE

€279,950

#### DIRECTIONS

Located in Nenagh town, the first property behind Andy's Bar & Restaurant on the left hand side. Eircode E45 HH26

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

#### BUILDING ENERGY RATING (BER)

BER: E1

BER No: 102493996

Energy Performance Indicator: 322.93 kWh/m<sup>2</sup>/yr

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REA



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