

REA

Eoin Dillon



3 BEDROOM END TERRACE
G.I.A. 90.9m² (978 sq. ft.)

FOR SALE BY PRIVATE TREATY

8 Ballygraique Estate
Nenagh
County Tipperary
E45 XH79

AMV €174,950



DESCRIPTION

For sale by Private Treaty a three bedroom end terrace property situated close to Nenagh town centre and all amenities. Although the residence is in need of modernisation it offers huge potential to a discerning purchaser.

You enter the property into an entrance hallway with lino floor covering. To your left is the living room which has lino floor covering. The kitchen/dining room is to the rear of the property and features lino floor covering, open fireplace with back boiler, fitted units and access door to the rear garden.

Upstairs there are three bedrooms; two of which have a varnished timber floor and the third bedroom has a carpeted floor. The bathroom is on the first floor and has a varnished timber floor, bath, W.C. and W.H.B.

This property has the benefit of an attic room; perfect for additional storage.

Externally there are gardens to the front & rear of the property and a wooden shed.

Viewing recommended.

FEATURES

- Three bedroom end terrace property in need of modernisation
- Property within walking distance of Nenagh town centre and all amenities
- Mains water and sewerage
- Front & rear garden & wooden shed
- Broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 4.7m (15'5") x 1.07m (3'6") Lino floor covering
- Living room 4.26m (14'0") x 3.57m (11'9") Lino floor covering
- Kitchen/Dining room 5.45m (17'11") x 3.51m (11'6") Lino floor covering, fitted units, open fireplace with back boiler & access door to the rear

First Floor

- Bedroom 1 3.51m (11'6") x 3.37m (11'1") Varnished wood flooring and build in wardrobe
- Bedroom 2 3.64m (11'11") x 3.05m (10'0") Varnished wood flooring
- Bedroom 3 2.62m (8'7") x 2.33m (7'8") Carpeted flooring
- Bathroom 2.05m (6'9") x 2m (6'7") Varnished wood flooring, bath, W.C. & W.H.B.





PRICE

€174,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh take the Thurles road (R498). After Nenagh General Hospital turn right onto Ballygraigue road & take the next right onto Ballygraigue Estate. Property will be on your right hand side identified by our For Sale sign.

Eircode: E45 XH79

BUILDING ENERGY RATING (BER)

BER: G

BER No: 117288225

Energy Performance Indicator: 615.13 kWh/m²/yr

REA



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

