

# REA

# Eoin Dillon



FOR SALE BY PRIVATE TREATY

42 Sarsfield Street  
Nenagh  
County Tipperary  
E45 AE22

AMV €69,950



## DESCRIPTION

This three storey mid terrace house is conveniently located within easy walking distance of the town centre and close to all amenities. The property requires substantial renovation and modernisation.

This property comprises of living room with solid fuel stove, kitchen, shower room and four bedrooms.

You enter the property into the hallway which is carpeted. To your left is a bedroom. The living room is carpeted and has a solid fuel stove which leads into the kitchen with carpeted flooring. The shower room is off the kitchen which is tiled with W.C., W.H.B and electric shower.

On the first floor, there is a bedroom and a storage room.

The second floor consists of two bedrooms, both with a carpeted floor and one has an original fireplace.

Outside there is a shed located to the rear of the property. There is central heating in the property on the ground floor only.

This would make an ideal first time buyer/ investment property.

## FEATURES

- Located in Nenagh town centre close to all amenities.
- O.F.C.H on ground floor.
- Enclosed rear yard.
- Shed measuring 5.46m x 2.91m.
- Ideal first time buyer/investment property.



## ACCOMMODATION

### Ground Floor

- Living room 3.86m (12'8") x 2.96m (9'9") Carpeted with solid fuel stove.
- Kitchen 2.05m (6'9") x 2.01m (6'7") Carpeted.
- Shower room 3.39m (11'1") x 1.01m (3'4") Tiled shower area with electric shower, carpet, W.C. and W.H.B.
- Bedroom 1 2.76m (9'1") x 2.16m (7'1") Carpeted.

### First Floor

- Bedroom 2 4.10m (13'5") x 3.07m (10'1") Carpeted
- Store room 2.53m (8'4") x 1.57m (5'2") Lino

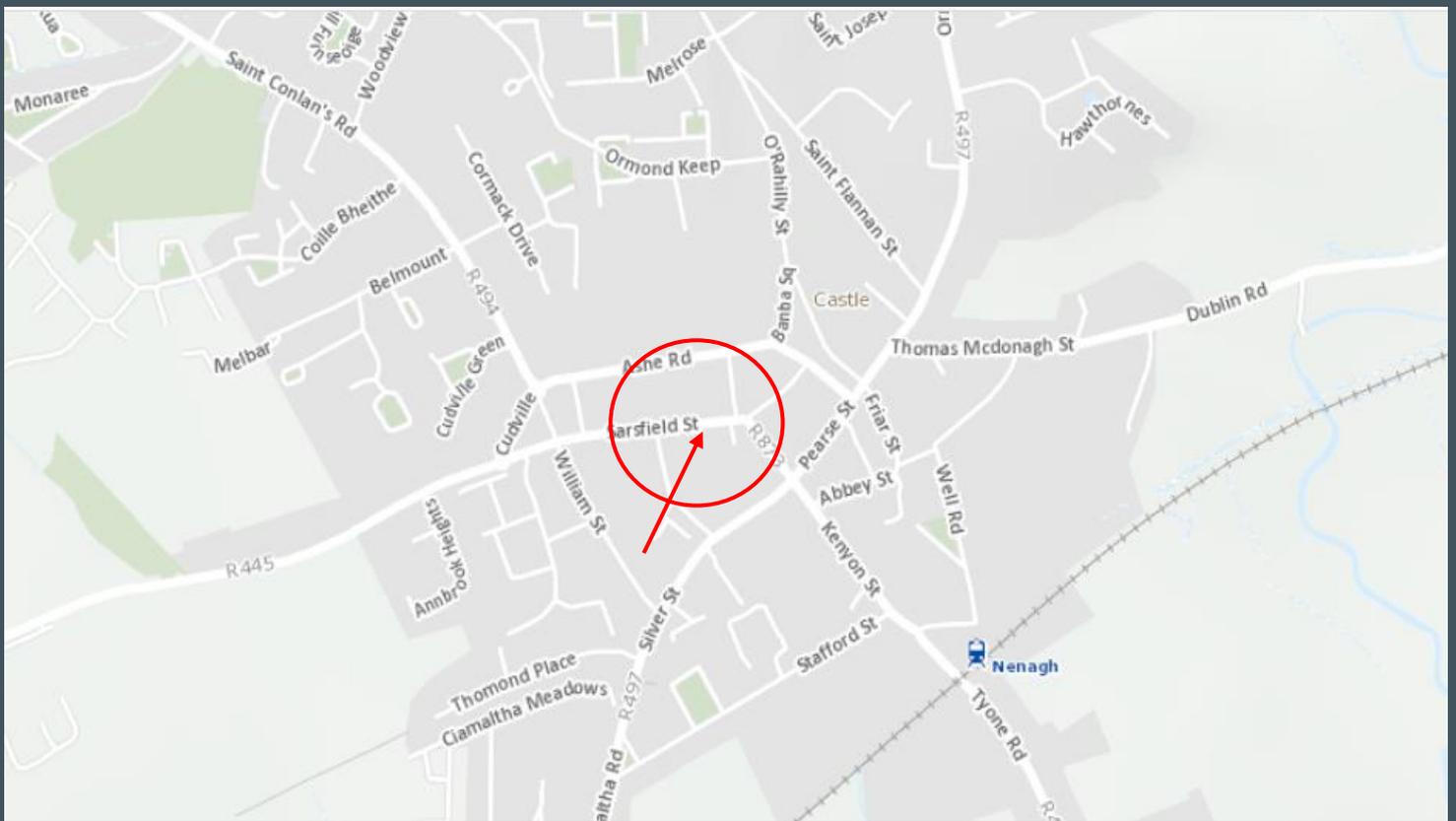
### Second Floor

- Bedroom 3 3.14m (10'4") x 2.52m (8'3") Lino
- Bedroom 4 4.15m (13'7") x 3.06m (10'0") Carpeted

### Outside

- Shed 5.46m (17'11") x 2.91m (9'7")





#### PRICE

€69,950

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Pearse Street in Nenagh take the right turn at the market cross. Follow the road as it veers to the left and the property is on the left hand side.

#### BUILDING ENERGY RATING (BER)

BER: E1

BER No: 103721825

Energy Performance Indicator: 302.87 kWh/m<sup>2</sup>/yr

REA



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