

For Sale

Asking Price: €450,000

Sherry
FitzGerald
Talbot



Hogan's Pass, Nenagh, Co. Tipperary,
E45YC52.

BER B2

sherryfitz.ie

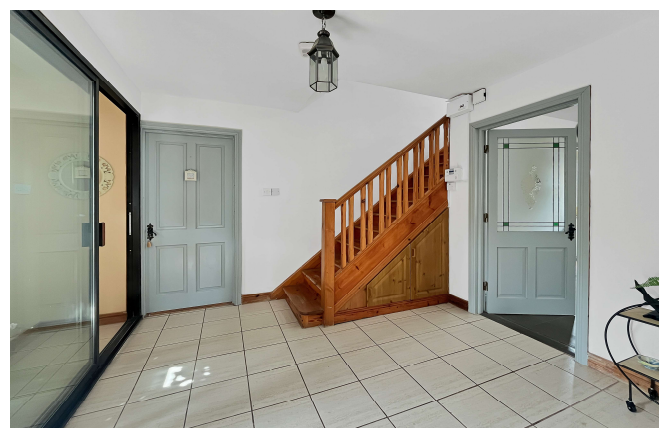


Sherry FitzGerald Talbot is delighted to present this exceptional five-bedroom home, designed and finished to the highest standard.

Set on a mature 0.20 ha (0.50 acres) plot, this property features low-maintenance shrubbery gardens and a detached garage.

Ideally located just 2 km from the Nenagh bypass, it offers easy access to the Limerick/Dublin motorway, is only 7 km from the charming lakeside villages of Dromineer and Garrykennedy, and within close proximity to Limerick city (35 km) and Shannon Airport (70 km).

Don't miss the chance to make this beautiful house your forever home. Contact us today to arrange a viewing!



Accommodation

House Size 240 Sq.m. / 2583 Sq.ft.

Ground Floor

Entrance Hall 3.72m x 3.11m (12'2" x 10'2"): with tiled floor and stairs to overhead accommodation

Living Room 5.69m x 5.24m (18'8" x 17'2"): with laminate flooring, solid fuel stove and bay window

Office / Playroom 3.96m x 3.85m (13' x 12'8"): with laminate flooring & sliding door to side garden

Kitchen / Dining Room 8.35m x 3.66m (27'5" x 12'): with vinyl flooring, fully fitted kitchen units, electric oven, gas hob, integrated dishwasher & fridge, breakfast counter, velux window. Dining areas includes laminate flooring and bay window

Utility Room 3.9m x 3.7m (12'10" x 12'2"): with tiled floor, plumbed for washing machine, hot press & cloak press

W.C. 1.54m x 1.35m (5'1" x 4'5"): wc and handbasin

Back Hall 2.2m x 1.3m (7'3" x 4'3"): with laminate flooring, storage press and door to side garden

Bedroom One 5.2m x 4.1m (17'1" x 13'5"): with laminate flooring & dual aspect window

Ensuite 2.5m x 1.93m (8'2" x 6'4"): with wc, handbasin, electric shower, fully tiled, bidet and heated towel rail

First Floor

Bedroom Two 7.04m x 3.89m (23'1" x 12'9"): with red deal flooring & dormer window

Ensuite 1.81m x 1.77m (5'11" x 5'10"): wc, handbasin, electric shower & fully tiled

Bedroom Three 4.34m x 3.73m (14'3" x 12'3"): with red deal flooring, built in wardrobe & dormer window

Landing with velux windows & red deal flooring

Bedroom Four 4.88m x 4.06m (16' x 13'4"): with red deal flooring & built in wardrobe

Bedroom Five 3.76m x 2.78m (12'4" x 9'1"): with red deal flooring and stairs to attic

Bedroom Six/ Office 4.18m x 4m (13'9" x 13'1"): with red deal flooring

Bathroom 2.93m x 2.74m (9'7" x 9'): with bath, electric shower, wc, handbasin, bidet, fully tiled & heated towel rail





Outside

Garage 6.15m x 3.77m (20'2" x 12'4"): lofted garage

Services

Mains water, sewerage and oil fired central heating

BER

BER B2, BER No. 101599538





Directions

Eircode E45YC52





Floor 0



Floor 1

Approximate total area⁽¹⁾

233.11 m²

Reduced headroom

0.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



NEGOTIATOR

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