

# REA

# Eoin Dillon



4 BEDROOM BUNGALOW  
G.I.A. 115.74m<sup>2</sup> (1,246 sq.ft.)

FOR SALE BY PRIVATE TREATY

Ashe Road  
Nenagh  
County Tipperary  
E45 FR92

AMV €249,950

BER E2

## DESCRIPTION

Superbly located property within walking distance to Nenagh town centre offering easy access to all amenities. This four bedroom bungalow on c. ¼ acre, is in need of modernisation, represents excellent value and offers great potential to expand subject to the relevant planning permission.

The property is entered via a bright hallway with carpeted floor. The spacious sitting room is to the left of the hallway with a carpet floor and open fire, it has a large front aspect window allowing plenty of light into the room. The second reception room off the hallway has an open fire, opens out into the spacious kitchen / dining room to the rear of the property with a fully fitted wood kitchen, linoleum floor and timber ceiling.

There are three double bedrooms and one single in the property, three have a carpet floor. There is a family bathroom, that is fully tiled with W.C., W.H.B. and walk in electric shower.

Outside, there is a garage with W.C. attached to the property. The property sits on a large private site with mature gardens to the front and rear. In addition, there are a variety of outbuildings to include, greenhouse, workshop and storage sheds which could potentially be used as studio/home office.

## FEATURES

- Located within a 3 minute walking distance to Nenagh town centre and is close to all amenities.
- O.F.C.H., mains water and sewerage.
- Double glazed windows throughout.
- Garage measuring 25.52 sq.m.
- Extensive site with a range of outbuildings that could potentially be used as a studio / home office.
- Rear garden with south facing aspect.





## ACCOMMODATION

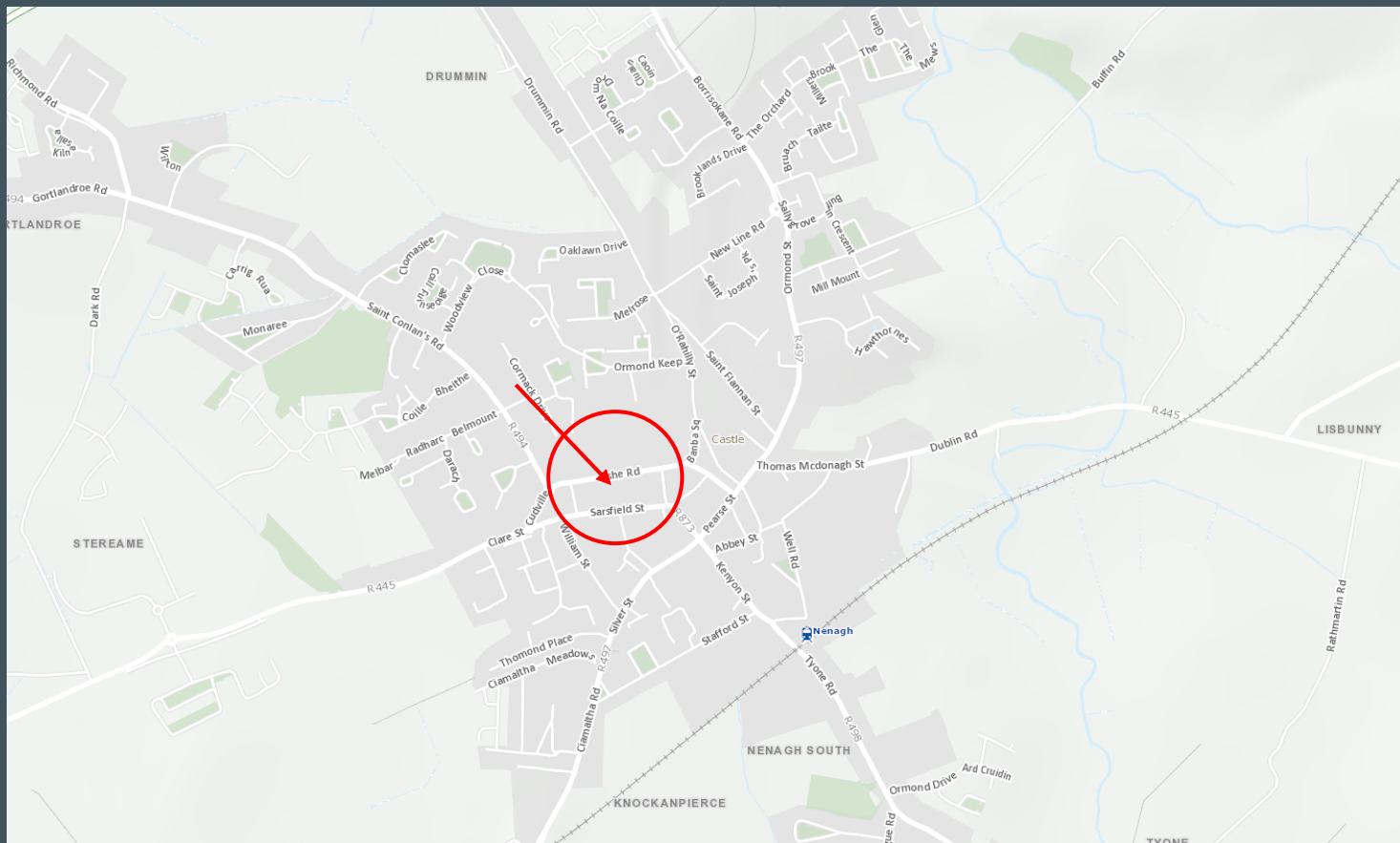
### Ground Floor

- |                         |                                |  |
|-------------------------|--------------------------------|--|
| • Entrance hallway      | 4.76m (15'7") x 1.48m (4'10")  | Carpet floor.  |
| • Sitting room          | 4.29m (14'1") x 4.02m (13'2")  | Carpet floor and open fireplace.   |
| • Living room           | 4.04m (13'3") x 3.18m (10'5")  | Carpet floor and open fireplace.   |
| • Kitchen / dining room | 5.39m (17'8") x 3.95m (13'0")  | Fully fitted kitchen with linoleum floor and plumbed for a washer / dryer. |
| • Bedroom 1             | 3.54m (11'7") x 3.17m (10'5")  | Carpet floor.  |
| • Bedroom 2             | 4.24m (13'11") x 3.54m (11'7") | No flooring.   |
| • Bedroom 3             | 3.17m (10'5") x 3.16m (10'4")  | Carpet floor.  |
| • Bathroom              |                                | Fully tiled with a W.C., W.H.B. and walk in electric shower.               |
| • Bedroom 4             | 3.62m (11'11") x 1.99m (6'6")  | Carpet floor.  |
| • Garage                | 11.87m (38'11") x 2.15m (7'1") | With W.C.  |

### Outside

- |              |                               |
|--------------|-------------------------------|
| • Greenhouse | 3.01m (9'11") x 3.01m (9'11") |
| • Workshop   | 3.96m (13'0") x 4.79m (15'9") |





## PRICE

€249,950

## VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

## DIRECTIONS

From Pearse Street in Nenagh take the left turn at the roundabout up Kickham Street. Follow the road as it veers left and the property is on the left hand side, just next to the Post Office.

## BUILDING ENERGY RATING (BER)

BER: E2

BER No: 113176366

Energy Performance Indicator: 349.88 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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