

# REA

# Eoin Dillon



4 BEDROOM SEMI DETACHED TOWN HOUSE  
G.I.A. 100.8 m<sup>2</sup> (1,085 sq. ft.)

FOR SALE BY PRIVATE TREATY

8 McDonagh Terrace  
Nenagh  
County Tipperary  
E45 FR63

AMV €249,950

BER C3

## DESCRIPTION

REA Eoin Dillon is delighted to present Number 8 McDonagh Terrace to the market. This property, while in need of minor modernisation, boasts an exceptionally convenient and sought-after town centre location, offering tremendous potential for further development, as evidenced by neighbouring homes.

The accommodation features a tiled entrance hall with carpeted stairs leading to the first floor. To your left is the lounge, which could be repurposed as a study or downstairs bedroom, complete with carpet flooring. On the right of the entrance hall is the living room, featuring carpeted flooring, a solid fuel stove with a polished stone surround, and built-in cabinets. At the rear of the property is the dining/kitchen area, which includes tiled flooring, full range of fitted units, tiled splashback and an electric oven and hob. This area leads to the utility room, offering access to the side and rear of the property. There is also a guest W.C. on the ground floor.

The first floor comprises three bedrooms, a family bathroom, and a hot press. Externally to the front of the property includes a low-maintenance tarmac driveway with secure off-street parking. To the rear, there is an exceptionally large private garden with a shed measuring 4.2m x 3.2m, garage with vehicular access with plumbing for a washing machine and electricity measuring 7.1m x 3m and a patio area.

This well maintained four-bedroom property provides an excellent opportunity for owner-occupiers or investment purposes.

Viewing is strongly recommended.

## FEATURES

- Fantastic location within walking distance of Nenagh town centre & all amenities
- O.F.C.H., mains water & sewerage
- Large private rear garden with patio, shed and garage
- Tarmac driveway with off street parking
- Ideal family home or investment opportunity





## ACCOMMODATION

### Ground Floor

- |                       |                                 |   |
|-----------------------|---------------------------------|---|
| • Entrance Hallway    | 2.1m (6'11") x 1.6m (5'3")      | Wood flooring & carpeted stairs to first floor                                    |
| • Study/ Bedroom 1    | 3.34m (10'11") x 3.29m (10'10") | Carpet flooring   |
| • Living Room         | 4.98m (16'4") x 2.88m (9'5")    | Carpet flooring, solid fuel stove and built in cabinets                           |
| • Kitchen/Dining room | 4.24m (13'11") x 3.74m (12'3")  | Tiled flooring, fitted wall and base units, tiled splashback, electric oven & hob |
| • Utility room        | 2.77m (9'1") x 1.97m (6'6")     | Tiled flooring and plumbed for dishwasher   |
| • Guest W.C           | 2.6m (8'6") x 0.75m (2'6")      | Tiled floor with W.C. and W.H.B.  |

### First Floor

- |               |                                |   |
|---------------|--------------------------------|---|
| • Bedroom 2   | 4.98m (16'4") x 3.32m (10'11") | Laminate wood flooring                          |
| • Bedroom 3   | 2.48m (8'2") x 2.49m (8'2")    | Laminate wood flooring                          |
| • Bedroom 4   | 3.86m (12'8") x 2.65m (8'8")   | Carpet flooring with built in wardrobe          |
| • Shower room | 2.49m (8'2") x 2.02m (6'7")    | Fully tiled with electric shower W.C and W.H.B. |







#### PRICE

€249,950

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh town centre take the Dublin Road, the property is on the left hand side and is identified by our for sale sign.

Eircode: E45 FR63

#### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 103330619

Energy Performance Indicator: 222.63 kWh/m<sup>2</sup>/yr



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