

# REA

# Eoin Dillon



3 BEDROOM TOWNHOUSE  
G.I.A. 116.57m<sup>2</sup> (1,255 sq. ft.)

FOR SALE BY PRIVATE TREATY

77 William Street  
Nenagh  
County Tipperary  
E45 FX95

AMV €195,000



## DESCRIPTION

REA Eoin Dillon are delighted to present to the market this perfectly located three bedroom property within walking distance of Nenagh town centre.

Upon entering the property, you are greeted by a welcoming hallway with carpeted stairs leading to the first floor. To the left a generously sized sitting room is filled with natural light and features a laminate timber floor along with a solid fuel fireplace, creating a warm and inviting atmosphere. To the right is a ground floor bedroom with carpet flooring. The dining room is to the rear of the property and features large patio doors opening onto a mature, private garden. This inviting space is filled with an abundance of natural light, enhancing the charm of the property, while timber flooring adds warmth and character. Off the dining room is the kitchen which is plumbed for a washing machine and an access door to the rear. The bathroom has a concrete floor, bath, W.C. & W.H.B.

On the first floor are two spacious bedrooms with carpet flooring and built-in wardrobes.

The property benefits from a private side entrance, allowing access to off-street parking to the rear.

This property is an attractive investment or for first time buyers seeking a property in a desirable residential location.

Prospective buyers will be pleased to discover that this property may qualify for the Vacant Property Refurbishment Grant of €50,000 furthermore, there is the potential to combine this grant with the Sustainable Energy Authority of Ireland's Better Energy Home Scheme, potentially unlocking an additional €26,750 in support.

Viewing highly recommended.

## FEATURES

- Ideal location just walking distance of Nenagh town centre and all amenities
- Storage heaters, mains water and sewerage
- Property may qualify for €50,000 Vacant Homes Grant
- Garden to the rear and off street private parking
- Fibre broadband in the area



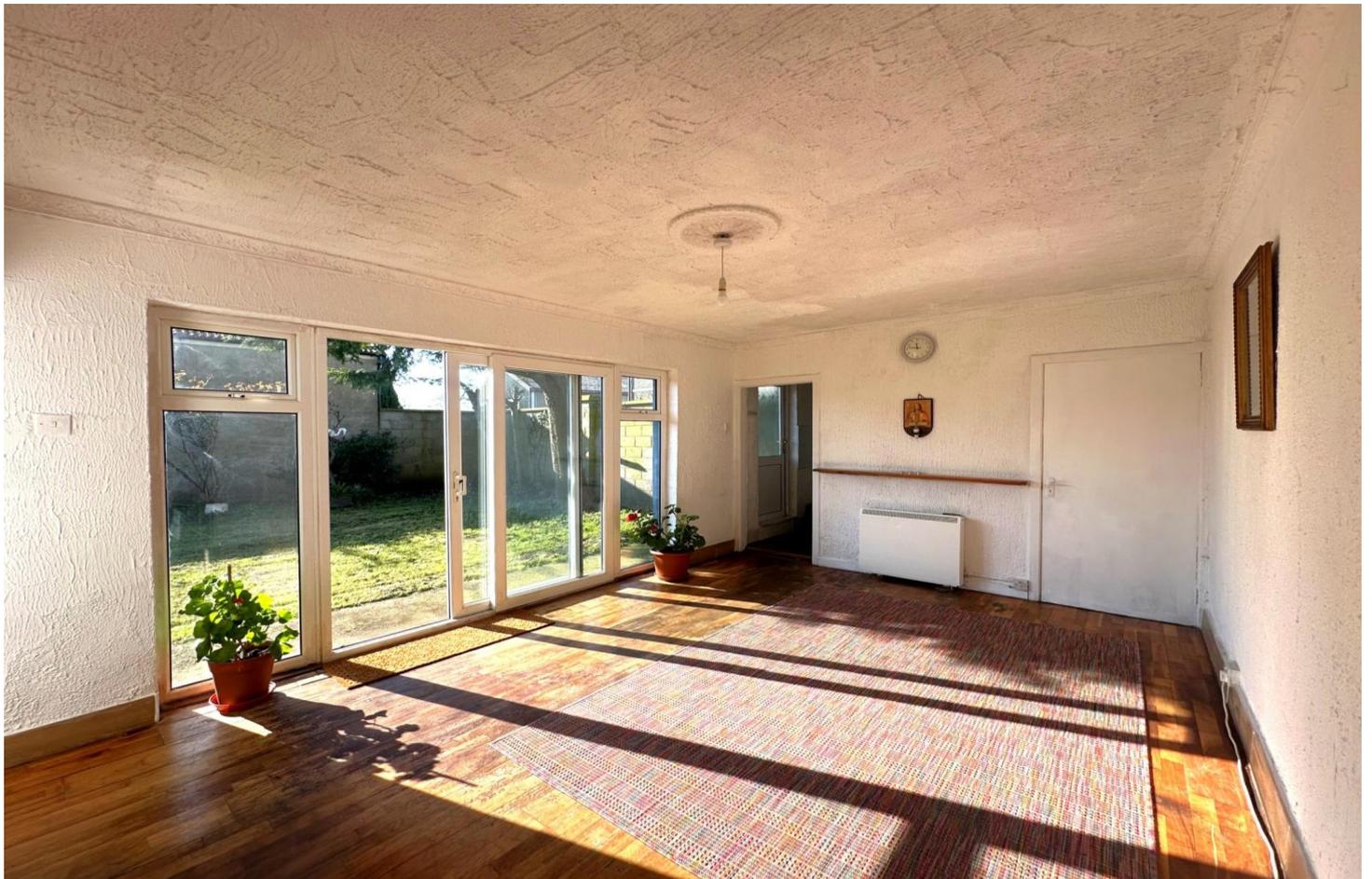
## ACCOMMODATION

### Ground Floor

- Sitting Room 5.3m (17'5") x 5.5m (18'1") Laminate timber flooring & solid fuel fire place
- Bedroom 1 4.95m (16'3") x 2.76m (9'1") Carpet flooring
- Dining room 4.92m (16'2") x 3.52m (11'7") Timber flooring with large patio door to the rear garden
- Kitchen 2.5m (8'2") x 1.67m (5'6") Timber floor, plumbed for a washing machine & access door to the rear
- Bathroom 2.63m (8'8") x 2.54m (8'4") Concrete floor with bathtub, W.C, & W.H.B.

### First Floor

- Bedroom 2 5.9m (19'4") x 3.16m (10'4") Carpet flooring with built-in wardrobe
- Bedroom 3 5.75m (18'10") x 3.32m (10'11") Carpet flooring with built-in wardrobe





#### PRICE

€195,000

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

The property is located in Nenagh town centre on William St identified by our REA for sale sign.

Eircode: E45 FX95

#### BUILDING ENERGY RATING (BER)

BER: G

BER No: 119273779

Energy Performance Indicator: 487.06 kWh/m<sup>2</sup>/yr

REA



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property  
professionals  
worldwide

