

REA

Eoin Dillon



2 BEDROOM GROUND FLOOR APARTMENT
G.I.A. 56.35m² (606 sq. ft.)

FOR SALE BY PRIVATE TREATY

105c Carrig Rua,
Nenagh
County Tipperary
E45 F638

AMV €129,950

BER B3

DESCRIPTION

REA Eoin Dillon is proud to present this bright groundfloor own door , two bedroom apartment in this modern sought after development close to Nenagh town and all amenities.

The entrance porch welcomes you into the open-plan living, dining, and kitchen area, boasting tiled flooring and a large front window that floods the space with natural light. The archway leads into the kitchen which has fully fitted timber units, an electric oven and hob, and plumbing for a washing machine.

The apartment features two generous double bedrooms, each with easy to maintain tiled flooring. The main bathroom is well equipped with tiled flooring, a full sized bath with an overhead electric shower, W.C., and W.H.B.

Additional benefits include communal parking to the front, ensuring easy access, and its turnkey condition.

This apartment is an excellent choice for first-time buyers, investors, or those looking to downsize into a low-maintenance property. Located just minutes from Nenagh town centre, schools, shops, and public transport links, it offers a combination of modern living and a prime residential location.

Viewing is highly recommended

FEATURES

- Situated within walking distance of Nenagh town centre and all amenities.
- Electric storage heaters, mains water and sewerage
- High speed broadband available
- Ideal investment or first time buyer property
- Management fees for 2024: €1,220



ACCOMMODATION

Ground Floor

- Living/ Dining Room 5.64m (18'6") x 3.76m (12'4") Tiled flooring
- Kitchen 2.28m (7'6") x 1.82m (6'0") Fitted units, electric oven + hob and plumbed for washing machine
- Bathroom 2.13m (7'0") x 1.98m (6'6") Tiled flooring, WC, WHB, bathe with electric shower overhead
- Bedroom 1 3.58m (11'9") x 3.01m (9'11") Tiled flooring

- Bedroom 2 3.6m (11'10") x 3.1m (10'2") Tiled flooring





PRICE

€129,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From the Post Office in Nenagh , turn right onto St.Conlon`s Road. Proceed out this road, passing the hurling field. Take the left turn immediately after the petrol station into the Carrig Rua development. In the development continue going straight to the end of the estate and the apartment will be on your right hand side identified by our For Sale sign. Eircode: E45 F638

BUILDING ENERGY RATING (BER)

BER: 117833822

BER No: B3

Energy Performance Indicator: 143.67 kWh/m²/yr



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