REA

Eoin Dillon

5 BEDROOM DETACHED PROPERTY

G.I.A. 142.01 m^2 (1,529 sq. ft.)

FOR SALE BY PRIVATE TREATY

8 Droim Na Coille, Dromin Road
Nenagh
County Tipperary
E45 NC58

AMV €399,500

BER D1

DESCRIPTION

REA Eoin Dillon are delighted to present this five bedroom detached property to the market, located in a modern and sought after development close to Nenagh town centre and all amenities.

The accommodation includes an entrance hallway with tiled effect lino flooring and carpeted stairs leading to the first floor. To your right is a bright and spacious living room, featuring laminate wood flooring, open solid fuel fireplace and bay window that fills the space with natural light. To the rear of the property is the kitchen/dining room with a full range of wall and base units, electric oven and hob and is plumbed fo a dishwasher. Patio doors to the rear garden maximise natural light into the dining area. The utility room is off the kitchen and has an access door to the rear and is plumbed for a washing machine and dryer.

This property has an added advantage of a downstairs bedroom which has carpeted flooring and en-suite with electric shower W.C & W.H.B. There is also a guest W.C. on the ground floor.

Upstairs, there are four bedrooms (master en-suite) and a main bathroom. The family bathroom has timber flooring and includes a bath, W.C. and W.H.B.

Externally, the property benefits from off street parking and a lawned area to the front that overlooks a green area. Two side entrances provides access to the south facing rear garden.

This home is an ideal family residence or investment opportunity, and viewing is highly recommended.

FEATURES

- Property located within walking distance of Nenagh town centre and all amenities
- Well maintained five bedroom detached property ready for immediate occupancy
- O.F.C.H., mains water and sewerage
- Fibre broadband in the area
- Property built 2001

ACCOMMODATION

Ground Floor

• Entance Hall	5.31m (17'5") x 1.96m (6'5")	Tiled effect lino flooring
• Living Room	5m (16'5") x 4.14m (13'7")	Laminate timber flooring, cast iron open fireplace with timber surround.
• Kitchen	3.34m (10'11") x 3.34m (10'11")	Tiled effect lino flooring with fitted wall and base units, electric oven and hob.
• Utility	3.02m (9'11") x 2.74m (9'0")	Tiled effect lino flooring, plumbed for washing machine and dryer.
• Dining Room	5.54m (18'2") x 2.76m (9'1")	Tiled effect lino flooring & patio door to rear.
• Bedroom 1	4.96m (16'3") x 2.72m (8'11")	Carpet flooring
• En-suite	2.71m (8'11") x 0.91m (3'0")	Tiled effect lino flooring, electric shower with W.H.B & W.C.
• Guest W.C.	1.1m (3'7") x 0.92m (3'0")	Tiled effect lino flooring W.H.B & W.C

First Floor

• Bedroom 2	3.12m (10'3") x 2.34m (7'8")	Carpet flooring
• Bedroom 3	4.12m (13'6") x 3.04m (10'0")	Timber flooring
• Bedroom 4	4.49m (14’9”) x 3.41m (11’3”)	Timber flooring
• En-suite	2.88m (9’5”) x 0.88m (2’11”)	Electric Shower, W.C. & W.C.B
• Bedroom 5	2.79m (9’2”) x 2.75m (9’0”)	Timber flooring
• Family bathroom	1.86m (6’1”) x 1.86m (6’1”)	Timber flooring with bath, W.H.B. & W.C.

PRICE

€399,500

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

The Droim na Coille development is located just off the Dromin road on your right hand side just past Nenagh College. On entering the development take the second right and the property will be on your right hand side identified by our For Sale sign. Eircode: E45 NC58

BUILDING ENERGY RATING (BER)

BER: D1
BER No: 119211787
Energy Performance Indicator: 230.77 kWh/m^2/yr

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.