

REA

Eoin Dillon



3 BEDROOM DETACHED PROPERTY
G.I.A. 91.12m² (981 sq. ft.)

FOR SALE BY PRIVATE TREATY

Lorrha
Nenagh
County Tipperary
E45 HX04

AMV €214,950



DESCRIPTION

Beautiful 3 bedroom detached property which has been completely refurbished to builders finish complimented with a B2 energy rating. This property is situated in the village of Lorrha within walking distance of all amenities.

The accommodation comprises of an entrance hallway, living room, open plan kitchen/dining room, utility, three bedrooms (1 en-suite) and main bathroom.

There is a stira stairs accessing a spacious attic space.

The house extends to 981 sq. ft. of nicely proportioned living & sleeping space with lots of natural light. The house is finished to a builders finish standard which allows a discerning purchaser to complete the interior décor to their own taste but has an option for PC sum for doors & kitchen .

The house has been finished to an excellent standard by the current owner with quality materials throughout from windows, heating system, insulation and much more reflected in the B rated energy efficiency.

Viewing highly recommended.

FEATURES

- Newly refurbished 3 bedroom property
- Property situated in Lorrha village close to all amenities
- O.F.C.H, mains water & sewerage
- Property has been vacant for over 2 years and may be eligible for vacant home refurbishment grant of up to €50,000
- B2 Energy rating
- Builders finish with the option for PC sum for doors & kitchen



ACCOMMODATION

Ground Floor

- Entrance hallway 3.18m (10'5") x 2.28m (7'6") Power points & stairs
- Living room 4.77m (15'8") x 4.12m (13'6") Power points
- Kitchen/Dining room 4.87m (16'0") x 3.22m (10'7") Power points
- Utility room 2.6m (8'6") x 1.49m (4'11") Power points & access to rear

- Bedroom 1 3.67m (12'0") x 2.95m (9'8") Power points
- Bedroom 2 3.68m (12'1") x 2.69m (8'10") Power points
- Bedroom 3 5.49m (18'0") x 3.38m (11'1") Power points
- En-suite bathroom 3.06m (10'0") x 1.15m (3'9") Power points
- Main bathroom 3.67m (12'0") x 2.25m (7'5") Power points





PRICE

€214,950

VIEWING

By appointment

JOINT AGENCY

REA Eoin Dillon
Eoin Dillon 067 33468

Sherry Fitzgerald Madden
Niamh Madden 091 870 449

DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town continue straight on the N65 for 8.6km. Turn right (signposted Lorrha) & drive for 3km. The property will be on your right hand side identified by our For Sale sign. Eircode: E45 HX04

BUILDING ENERGY RATING (BER)

BER: B2
BER No: 117121046
Energy Performance Indicator: 123.66 kWh/m²/yr

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