

# REA

# Eoin Dillon



3 BEDROOM END TERRACE  
G.I.A. 72.06m<sup>2</sup> (776 sq. ft.)

FOR SALE BY PRIVATE TREATY

1 Wolfe Tone Terrace,  
Nenagh  
County Tipperary  
E45 FV12

AMV €199,950

BER C2

## DESCRIPTION

REA Eoin Dillon are delighted to present to the market 1 Wolfetone Terrace, a refurbished 3 bedroom end of terrace property centrally located in Nenagh town centre.

The accommodation includes entrance hall, living/ dining room, kitchen, shower room and groundfloor bedroom. On the first floor there are two further bedrooms.

The accommodation is well laid out and consists of an entrance hall with laminate wood floor and carpeted stairs to the first floor. To your left is the living/dining room which has laminate wood flooring and a solid fuel stove. The kitchen is to the rear of the property and has a full range of modern fitted units, electric oven and hob and is plumbed for a washing machine. The shower room features tiled flooring, electric shower, W.C. and W.H.B. This property has the benefit of a downstairs bedroom with laminate wood which could also be utilised as a second living room/home office etc.

Upstairs there are two double bedrooms with laminate timber flooring and one has the benefit of a walk-in wardrobe.

Externally there is a private yard to the rear of the property with 2 car parking spaces.

The property is ideally located in the town centre and is presented for sale in turn key condition.

Viewing highly recommended.

## FEATURES

- Property situated in Nenagh town centre within walking distance to all amenities
- Electric heating and air to air electric heating unit, mains water and sewerage
- Property in immaculate condition ready for immediate occupancy
- Downstairs bedroom at the residence
- Parking at the property



## ACCOMMODATION

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### Ground Floor

- Entrance Hall 1.24m (4'1") x 0.91m (3'0") Laminate wood flooring
- Living/ Dining room 4.08m (13'5") x 2.74m (9'0") Laminate wood flooring with a cast iron solid fuel stove.
- Kitchen 2.86m (9'5") x 2.67m (8'9") Laminate wood flooring, with a full range of modern fitted wall and floor units electric oven and hob, plumbed for washing machine.
- Shower room 2.71m (8'11") x 2.24m (7'4") Tiled floor electric shower and W.C. and W.H.B.
- Bedroom 1 4.02m (13'2") x 2.63m (8'8") Laminate wood flooring

### First Floor

- Bedroom 2 3.99m (13'1") x 2.66m (8'9") Laminate wood flooring with built in wardrobe.
- Bedroom 3 3.97m (13'0") x 2.63m (8'8") Laminate wood flooring





#### PRICE

€199,950

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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PSRA - 001790

#### DIRECTIONS

The property is located in Nenagh town centre beside the Post Office and across from St. Mary's secondary school.  
Eircode: E45 FV12

#### BUILDING ENERGY RATING (BER)

BER: C2

BER No: 116497520

Energy Performance Indicator: 192.68 kWh/m<sup>2</sup>/yr

