

REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 139.85m² (1,505 sq.ft.)

FOR SALE BY PRIVATE TREATY

103 Springfort Meadows
Nenagh
County Tipperary
E45 HN83

AMV €269,950



DESCRIPTION

A superb opportunity to acquire a four bedroom family home situated in this ever popular residential estate. This house is presented in turnkey condition and is meticulously decorated to a high standard.

On entering the house you will be greeted by an entrance hall with a tiled floor and carpeted stairs to the first floor. The living room is to your left and features a semi solid timber floor and open fireplace with timber surround. Double doors lead you to the kitchen/dining room which is to the rear of the property and features a tiled floor, wooden kitchen units, over the counter wall tiling, island, electric oven and hob with patio doors to the rear garden. The utility room is off the kitchen and has a tiled floor, fitted units and access door to the rear. A guest W.C is off the utility room. This house has the benefit of a downstairs study/playroom with a carpeted floor which could easily be used as a downstairs bedroom if required.

On the first floor are four bedrooms, all carpeted. The main bedroom has an en-suite with an electric shower. There is also a family bathroom on this floor, fully tiled with a bath, electric shower, W.C. & W.H.B.

Externally there is a tarmac driveway with parking for two cars, fenced patio area to the rear, low maintenance gardens front and rear and pedestrian access at both sides of the house.

This property has an added advantage of a timber garden and a large Steeltech shed with a sliding door, measuring 8.23m x 10.33m.

Offering spacious well appointed accommodation this property is a must see for prospective purchasers. Viewing is highly recommended.

Video link available on request.

FEATURES

- Located just a few minutes walk from Nenagh town centre and all amenities
- Overlooking a large green area
- O.F.C.H., mains water and sewerage
- High speed broadband available
- Timber garden shed & Steeltech shed measuring 8.23m x 10.33m



ACCOMMODATION

Ground Floor

- | | | |
|-----------------------|-------------------------------|---|
| • Entrance hallway | 4.92m (16'2") x 1.93m (6'4") | Tiled floor with carpeted stairs to the first floor |
| • Living room | 4.88m (16'0") x 4.16m (13'8") | Semi solid wooden floor and open fireplace |
| • Kitchen/Dining room | 6.02m (19'9") x 4.16m (13'8") | Tiled floor with fully fitted kitchen, electric oven & hob, island and plumbed for a dishwasher |
| • Utility | 2.69m (8'10") x 1.65m (5'5") | Tiled floor and fitted units with access door to the rear |
| • W.C | 1.48m (4'10") x 1.48m (4'10") | Tiled floor with W.C and W.H.B |
| • Study/Play room | 5.23m (17'2") x 2.07m (6'9") | Carpeted floor |

First Floor

- | | | |
|-------------|--------------------------------|---|
| • Bedroom 1 | 3.13m (10'3") x 2.43m (8'0") | Carpeted floor |
| • Bedroom 2 | 3.63m (11'11") x 3.12m (10'3") | Carpeted floor |
| • Bathroom | 2.46m (8'1") x 2m (6'7") | Fully tiled with W.C, W.H.B, bath and electric shower |
| • Ensuite | 2.05m (6'9") x 0.97m (3'2") | Fully tiled with W.C, W.H.B & electric shower |
| • Bedroom 3 | 3.62m (11'11") x 2.64m (8'8") | Carpeted floor |
| • Bedroom 4 | 3.14m (10'4") x 2.47m (8'1") | Carpeted floor |





PRICE

€269,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the R445 signposted Limerick. At the Stereame roundabout take the left turn into the Springfort Meadows development. Continue into the development. Take the first right & the next left. The property will be on your right hand side. Eircode: E45 HN83

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 113832844

Energy Performance Indicator: 172.05kWh/m²/yr



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REA

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