

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

64 Ormond Street
Nenagh
County Tipperary
E45 HE29

AMV €250,000

BER D2

DESCRIPTION

REA Eoin Dillon proudly introduces this spacious townhouse in the heart of Nenagh close to all amenities. This property is exceptionally generous with great potential and with some modern touches could turn this property into a beautiful home or would equally be suitable as an investment property.

This property consists of an entrance hallway with timber flooring and stairs to the first floor. On the ground floor are two rooms currently used as bedrooms with timber flooring and a bathroom with electric shower, W.C. and W.H.B. One of these bedrooms was originally a shop with its own front door entrance (which could easily be reinstated). The kitchen is to the rear of the property and features a tiled floor, electric oven & hob, fitted units and is plumbed for a washing machine.

The first floor consists of three spacious bedrooms; two of which have timber flooring and the third bedroom has carpeted flooring. There is also a bathroom on this floor with tiled flooring, bath with overhead electric shower, W.C. & W.H.B.

Stairs to the second floor gives access to a further two bedrooms/storage rooms with carpeted flooring.

To the rear of the property is a private enclosed yard which is not overlooked and has two separate entrances with available public parking. There is also an additional two storey shed.

Viewing highly recommended.

FEATURES

- Property situated in Nenagh town centre close to all amenities
- Mains water & sewerage
- Enclosed rear yard which is not overlooked
- Two storey stone shed
- Ideal property for investment or full time occupation purposes



ACCOMMODATION

Ground Floor

- Entrance hallway 8.14m (26'8") x 1.8m (5'11")
- Bedroom 1 5.57m (18'3") x 3.68m (12'1") Timber flooring
- Bedroom 2/Living room 5.65m (18'6") x 3.72m (12'2") Timber flooring
- Kitchen 4.7m (15'5") x 3.43m (11'3") Tiled flooring, kitchen units and is plumbed for washing machine

First Floor

- Bathroom 2.44m (8'0") x 1.27m (4'2") Tiled flooring with electric shower, W.C. & W.H.B.
- Landing 8.79m (28'10") x 4.05m (13'3") Carpet flooring
- Bedroom 3 3.98m (13'1") x 3.46m (11'4") Timber flooring
- Bedroom 4 4.9m (16'1") x 3.71m (12'2") Carpet flooring
- Bedroom 5 4.8m (15'9") x 3.86m (12'8") Timber flooring
- Bathroom 2.63m (8'8") x 1.88m (6'2") Tiled flooring, bath, electric shower, W.C. & W.H.B.

Second Floor

- Bedroom 6/Storage room 4.38m (14'4") x 3.99m (13'1") Carpet flooring
- Bedroom 7/Storage room 4.88m (16'0") x 4.12m (13'6") Carpet flooring





PRICE

€250,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Pearse Street, take the R497 towards Ormond Street.
The property will be on your left hand side.
Eircode: E45 HE29

BUILDING ENERGY RATING (BER)

BER: D2
BER No: 117223461
Energy Performance Indicator: 294.41 kWh/m²/yr



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REA

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