

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

15 The Coachyard
Nenagh
County Tipperary
E45 TF96

AMV €225,000

BER C3

DESCRIPTION

A fantastic opportunity to purchase a three bedroom mid terrace house situated in a private development in Nenagh town centre. This residence has been well maintained and is ready for immediate occupancy.

Accommodation consists of an entrance hallway with lino flooring. The kitchen consists of lino flooring, fitted units, an electric oven and hob and is plumbed for a washing machine. The living room features laminate wood flooring, open fireplace and has a sliding glass door for access to the rear garden. There is a door leading from the living room to the hallway where there is a guest W.C.

There is a carpeted stairs leading to the the first floor where there are two double bedrooms and a bathroom. Both bedrooms have carpeted floors and built-in wardrobes. The main bedroom has an en-suite bathroom. The bathroom has lino flooring, a bath, W.C., W.H.B and a shower.

On the second floor there is a third bedroom. This bedroom has carpeted flooring & a built-in wardrobe.

Outside to the front of the property has a green area and parking. There is a rear patio area with garden & storage shed.

This house represents an ideal first time buyer or investment opportunity.

Viewing highly recommended.

FEATURES

- Property ideally situated in the heart of Nenagh town
- Turnkey property ready for immediate occupancy
- Electric storage heating, mains water & sewerage
- Ideal first time buyer or for investment purposes
- Property built 1998



ACCOMMODATION

Ground Floor

- | | | | |
|---|---------------|-------------------------------|--|
| • | Entrance Hall | 4.79m (15'9") x 0.88m (2'11") | Lino flooring & carpeted stairs to the first floor |
| • | Kitchen | 3.34m (10'11") x 2.9m (9'6") | Lino flooring, fitted units, electric oven & hob, tiled splashback & plumbed for washing machine |
| • | Living Room | 4.5m (14'9") x 4.27m (14'0") | Laminate wood flooring, open fireplace & sliding patio doors to the rear garden |
| • | Guest W.C | 1.89m (6'2") x 0.76m (2'6") | Lino flooring, W.C. & W.H.B. |

First Floor

- | | | | |
|---|------------------|------------------------------|--|
| • | Bedroom 1 | 3m (9'10") x 2.9m (9'6") | Carpet flooring & built-in wardrobe |
| • | Bathroom | 2.47m (8'1") x 1.99m (6'6") | Lino flooring, bath, shower, W.C & W.H.B. |
| • | Bedroom 2 | 4.68m (15'4") x 2.79m (9'2") | Carpet flooring & built-in wardrobe |
| • | Ensuite Bathroom | 1.58m (5'2") x 1.82m (6'0") | Lino flooring, partially tiled walls, electric shower, W.C. & W.H.B. |

Second Floor

- | | | | |
|---|-----------|-------------------------------|-------------------------------------|
| • | Bedroom 3 | 4.16m (13'8") x 3.98m (13'1") | Carpet flooring & built-in wardrobe |
|---|-----------|-------------------------------|-------------------------------------|





PRICE

€225,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Kenyon Street, Nenagh, turn right after Jim McLoughney's Menswear onto Abbey Street. Continue straight for 150 m and turn right into The CoachYard. The property will be on your left hand side identified by our For Sale sign. Eircode: E45 TF96

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 109911107

Energy Performance Indicator: 219.66 kWh/m²/yr



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