

REA

Eoin Dillon



2 BEDROOM TOWNHOUSE
G.I.A. 95.46m²(1,028 sq. ft.)

FOR SALE BY PRIVATE TREATY

1 Ormond Street
Nenagh
County Tipperary
E45 E372

AMV €149,950

BER E2

DESCRIPTION

Excellent opportunity to purchase a two bedroom townhouse conveniently located within walking distance of Nenagh town centre and all amenities.

This property is well presented and maintained and consists of an entrance porch, living room, kitchen/dining room, shower room, two bedrooms, large storage room and shed to the rear of the residence.

On entering the property you are greeted into an entrance porch with tiled flooring. The living room features a laminate wood floor and open fireplace with timber surround. The kitchen/dining room is to the rear of the property and has lino floor covering, full range of base and eye level units, tiled splashback, electric oven and hob, is plumbed for a washing machine and has an access door to the rear yard.

On the first floor there is two bedrooms with laminate wood flooring; one bedroom has built-in wardrobes. The shower room is also on the first floor and has tiled flooring, electric shower, W.C. and W.H.B.

On the second floor there is a storage room with carpeted flooring, velux window and built-in storage units.

Externally there is a shed to the rear of the property measuring 3.17m x 2.82m which has electricity.

This well maintained townhouse offers purchasers an opportunity to purchase a turnkey property and will appeal to first time buyers and investors alike.

Viewing strongly recommended.

FEATURES

- Situated in Nenagh town centre close to all amenities
- O.F.C.H, mains water and sewerage
- Enclosed rear yard with shed measuring 3.17m x 2.82m
- Broadband available in the area
- Ideal property for investment or full time occupation purposes



ACCOMMODATION

Ground Floor

- Entrance porch
- Living room 5.43m (17'10") x 3.75m (12'4") Tiled flooring
Laminate wood flooring and open fireplace
- Kitchen/Dining room 3.69m (12'1") x 3.23m (10'7") Lino floor covering, full range of fitted units, electric oven and hob, tiled splashback, plumbed for washing machine & access door to the rear yard

First Floor

- Bedroom 1 4.3m (14'1") x 3.46m (11'4") Laminate wood flooring and built in wardrobe
- Bedroom 2 3.19m (10'6") x 2.14m (7'0") Laminate wood flooring
- Shower room 2.31m (7'7") x 1.49m (4'11") Tiled flooring, electric shower, W.C. and W.H.B.

Second Floor

- Storage 4.31m (14'2") x 3.72m (12'2") Carpeted flooring, build-in storage units & velux window





PRICE

€149,950

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 right hand side opposite Trade Electric identified by our For Sale sign. Eircode: E45 E372

BUILDING ENERGY RATING (BER)

BER: E2

BER No: 102652526

Energy Performance Indicator: 366.93 kWh/m²/yr



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