

REA

Eoin Dillon



2 BEDROOM APARTMENT
G.I.A. 55.44m² (596 sq. ft.)

FOR SALE BY PRIVATE TREATY

1 Hazelgrove, Towerhill
Borrisokane
County Tipperary
E45 XD58

AMV €129,950

BER E1

DESCRIPTION

This beautifully apartment is on the market for immediate occupancy, One of the standout features of this property is that it has its own private entrance, offering added privacy and convenience.

Upon entering, you are welcomed into a bright and spacious open plan living, kitchen, and dining area with wood effect lino flooring. The kitchen is fully fitted with a complete range of units, an electric oven and hob and plumbing for a washing machine. There is also a hot press and a cloakroom for additional storage.

The bathroom is fully tiled with emersion shower, W.C. & W.H.B.

Both double bedrooms feature carpet flooring, the main bedroom with the advantage of a walk-in wardrobe.

With its private entrance, and prime location, this bright and spacious apartment is an attractive investment opportunity or ideal for first time buyers seeking a desirable residential setting.

Viewing is highly recommended.

FEATURES

- Located conveniently within walking distance of Borrisokane town centre
- Mains water, sewerage and electric storage heaters
- Two car parking spaces
- Ideal investment or first time buyer property
- Management fees 2024: €1,000

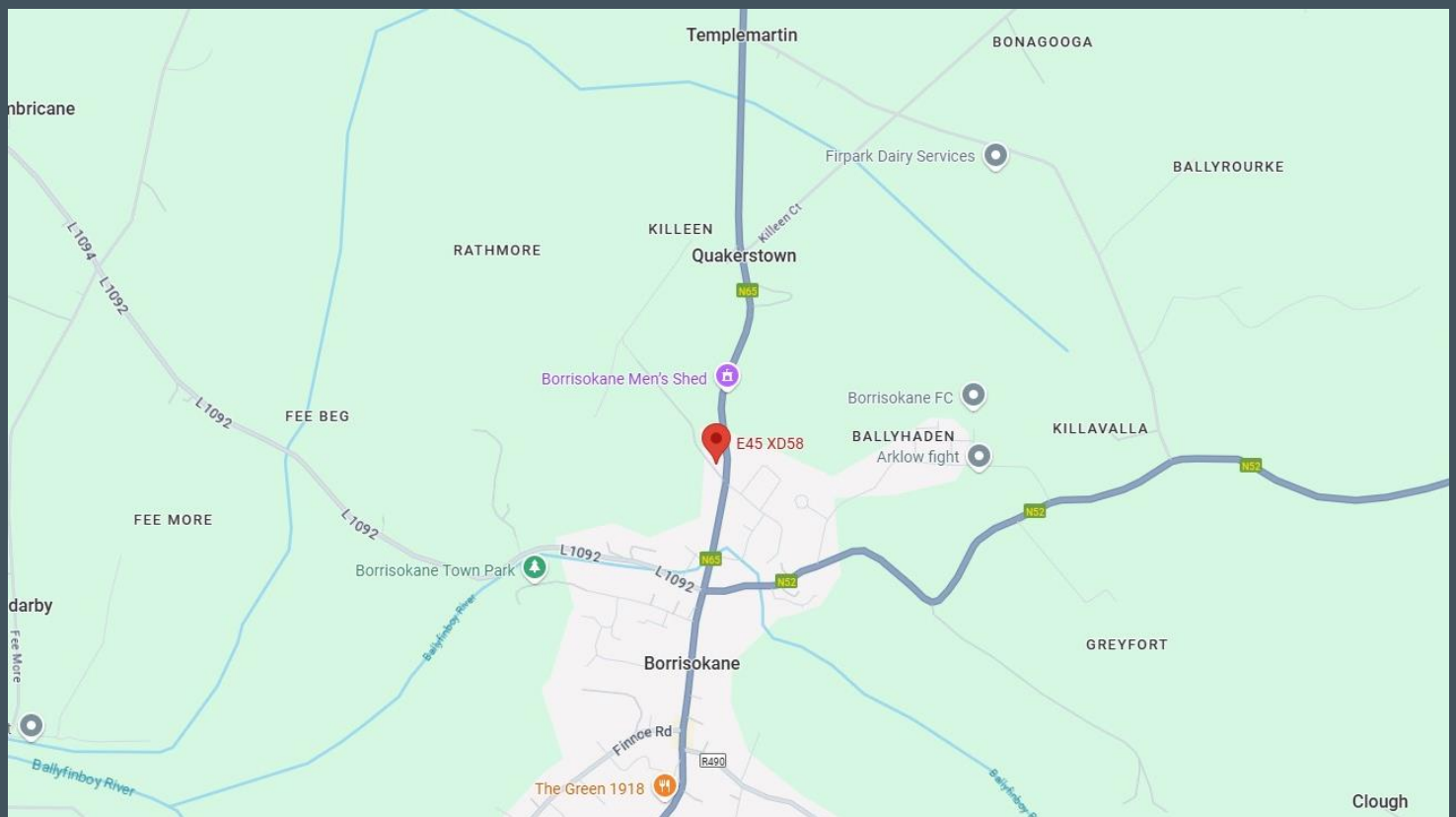


ACCOMMODATION

Ground Floor

- Living/Dining Room 5.52m (18'1") x 3.84m (12'7") Laminate timber flooring
- Kitchen 2.51m (8'3") x 2.14m (7'0") Tiled Flooring, fitted units, plumbed for washing machine, electric oven and hob.
- Bedroom 1 3.55m (11'8") x 2.32m (7'7") Carpet flooring, walk in wardrobe.
- Bedroom 2 3.57m (11'9") x 2.57m (8'5") Carpet flooring
- Bathroom 1.95m (6'5") x 1.36m (4'6") Fully tiled, emersion shower and W.C. & W.H.B.





PRICE

€129,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town centre continue straight through the town on to the N65 take a left at Towerhill into Hazelgrove. The apartment will be on your left recognised by our sign. Eircode: E45 XD58

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 107958365

Energy Performance Indicator: 316.95 kWh/m²/yr



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