

REA

Eoin Dillon



3 BEDROOM MID TERRACE
G.I.A. 89.77 m² (966 sq. ft.)

FOR SALE BY PRIVATE TREATY

45 Ormond Keep
Nenagh
County Tipperary
E45 FF25

AMV €249,950

BER C2

DESCRIPTION

A three bedroom mid-terrace home in a sought after development close to the town centre and within walking distance of Nenagh town, schools and churches.

Prospective buyers will be pleased to discover that this property may qualify for the Vacant Property Refurbishment Grant of €50,000 furthermore, there is the potential to combine this grant with the Sustainable Energy Authority of Ireland's Better Energy Home Scheme, potentially unlocking an additional €26,750 in support.

The accommodation comprises of an entrance hallway with timber flooring and stairs leading to the first floor. To your right is the living room which features a timber floor, open fireplace and bay window filling this room with light. The kitchen/dining room is to the rear of the property and has a combination of timber and lino flooring and full range of wall and base units. Sliding doors to the rear garden flood this room with natural light.

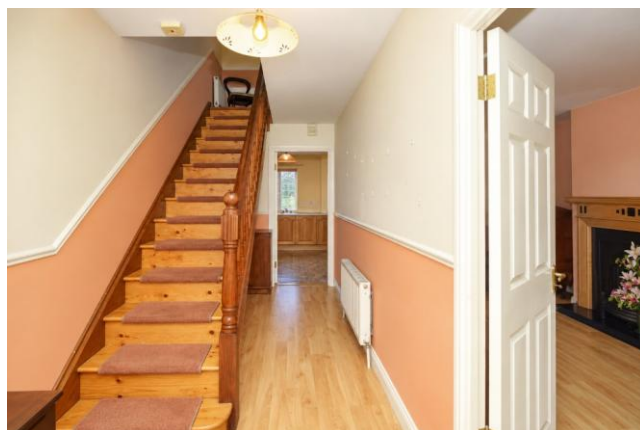
Upstairs there are three bedrooms and a family bathroom. The main bedroom has timber flooring, built-in wardrobes and an en-suite bathroom. The other two bedrooms have carpeted flooring, one of which has the benefit of built-in wardrobes. The family bathroom has timber flooring, bath, W.C. and W.H.B.

Externally there is low maintenance garden to the front and rear, tarmac driveway at the front of the property and a shed to the rear.

Please note: The sale of this property is subject to the Grant of Probate being issued and the registration of title with the Land Registry. Accordingly, closing of the sale is anticipated to take place **no earlier than March 2027**.

FEATURES

- Ideal location just walking distance of Nenagh town centre and all amenities
- Three bedroom mid-terrace property ready for immediate occupancy
- O.F.C.H., mains water & sewerage
- Property may qualify for €50,000 Vacant Homes Grant as vacant over 2 years
- Year of Construction: 1989
- Fibre Broadband in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 4.79m (15'9") x 1.87m (6'2") Timber flooring & stairs to the first floor
- Living room 6.06m (19'11") x 3.15m (10'4") Timber flooring & open fireplace
- Kitchen/Dining room 5.18m (17'0") x 3.5m (11'6") Combination of timber & lino flooring, full range of fitted units & sliding doors to the rear garden

First Floor

- Bedroom 1 3.93m (12'11") x 3.17m (10'5") Timber flooring & built-in wardrobes
- En-suite bathroom 2.48m (8'2") x 1.8m (5'11") Timber flooring, electric shower, W.C. & W.H.B.
- Bedroom 2 2.36m (7'9") x 2.3m (7'7") Carpeted flooring
- Bedroom 3 3.55m (11'8") x 3.18m (10'5") Carpeted flooring & built-in wardrobes
- Bathroom 2.19m (7'2") x 1.91m (6'3") Timber flooring, bath, W.C. & W.H.B.





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From the Nenagh Library take the turn into the Ormond
Keep development. Take the first turn left & the property will
be on your right identified by our For Sale sign.

Eircode: E45 FF25

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 119339273

Energy Performance Indicator: 187.46 KWh/m²/yr



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