

REA

Eoin Dillon



2 BEDROOM DETACHED PROPERTY WITH ATTIC STORAGE ROOM
G.I.A. 93m² (1,001 sq. ft.)

FOR SALE BY PRIVATE TREATY

6 Glengown
Silvermines, Nenagh
County Tipperary
E45 DE93

AMV €249,950



DESCRIPTION

REA Eoin Dillon is delighted to present this charming and well-maintained two-bedroom property, ideally located in the heart of Silvermines village. The property enjoys a convenient setting just 5.5 km from the M7 motorway (Limerick/Dublin route) and less than 9 km from Nenagh town centre, offering easy access to a wide range of amenities including shops, schools, restaurants, and recreational facilities.

You step into the property through a welcoming entrance hallway featuring timber flooring, which leads directly into the bright and spacious living room. Finished with wood flooring, this inviting space boasts a solid fuel insert stove, creating a cosy focal point, while a large window allows natural light to flood the room. The open-plan kitchen/dining area offers a bright and spacious layout, enhanced by timber flooring throughout. The kitchen is fitted with a range of wall and base units, an electric oven and hob, tiled splashback and is plumbed for a washing machine. Patio doors to the rear garden allow an abundance of natural light to flow into the room while creating a seamless connection between the indoor and outdoor living spaces. Also located on the ground floor are two well-proportioned bedrooms, both finished with timber flooring. The first floor comprises the bathroom, featuring laminate timber flooring, wall tiling, bath, electric shower, W.C. & W.H.B. The first floor also benefits from a spacious landing and a large storage room, providing excellent additional space.

Externally this property has a low maintenance concrete yard to the front and rear. This property benefits from a large shed measuring 193.75 sq. ft.

Viewing highly recommended.

FEATURES

- Dormer Bungalow ready for immediate occupancy
- Property ideally located in Silvermines village just 9km from Nenagh town centre
- O.F.C.H, mains water & sewerage
- Garage to the rear measuring 18.34 sq. m (193.75 sq. ft)
- Property built: 1990



ACCOMMODATION

Ground Floor

- Porch Entrance 2.03m (6'8") x 1.84m (6'0") Timber flooring
- Hallway 5.76m (18'11") x 1.02m (3'4") Timber flooring
- Living Room 3.81m (12'6") x 2.91m (9'7") Timber flooring & insert solid fuel stove
- Kitchen/Dining Room 6.97m (22'10") x 3.04m (10'0") Timber flooring, full range of fitted units with oak wood worktop and tiled splash back electric oven and hob and plumbed for a washing machine
- Bedroom 1 3.8m (12'6") x 2.72m (8'11") Timber flooring with fitted sliderobes
- Bedroom 2 4.37m (14'4") x 1.96m (6'5") Timber flooring

First Floor

- Bathroom 3.68m (12'1") x 2.08m (6'10") Laminate timber flooring , tiled walls, bath, electric shower, W.C. & W.H.B.
- Storage room 3.69m (12'1") x 3.65m (12'0") Timber flooring





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the Ciamaltha Road and follow the signs to the Silvermines village. When you enter the Silvermines village continue onto Main Street. At the church turn right onto Old road. Take the next left & the property will be the last cottage on your right. Eircode: E45 DE93

BUILDING ENERGY RATING (BER)

BER: C

BER No: 104836051

Energy Performance Indicator: 178 kWh/m²/yr



REA

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

