

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

27 Bruach Tailte
Nenagh
County Tipperary
E45 R520

AMV €329,950



DESCRIPTION

REA Eoin Dillon is pleased to introduce to the market this desirable four bedroom semi-detached property situated in a highly regarded residential development within walking distance of Nenagh town centre and all amenities. This property is in turnkey condition and ready for immediate occupancy.

Accommodation comprises of an entrance hallway with tiled flooring and stairs to the first floor. The spacious living room is to the front of the property and features laminate wood flooring, open fireplace and a large bay window allowing for ample natural light to flood this room. The kitchen/dining room is to the rear of the property and features tiled flooring, full range of wall and base units, tiled splashback, electric oven and hob and is plumbed for a dishwasher. Sliding doors from the kitchen connect you to the rear garden filling this room with light. The utility is off the kitchen and has additional storage units, tiled flooring and gives access to the rear garden. This property has the benefit of a downstairs bedroom with laminate wood flooring. There is also a guest W.C. on the ground floor.

Upstairs there are three double bedrooms all with timber flooring and built-in wardrobes. The main bedroom has the benefit of an en-suite bathroom. The family bathroom has a tiled floor, partially tiled walls, bath, W.C. & W.H.B.

Externally there is a tarmac driveway to the front of the property and access to the rear garden through a side pedestrian gate.

This property would make an ideal family home or an investment opportunity. Viewing highly recommended.

FEATURES

- Property located within walking distance of all local amenities including shops, schools & churches
- Well maintained property ready for immediate occupancy
- O.F.C.H., mains water & sewerage
- Fibre broadband in the area
- Property built in 2005



ACCOMMODATION

Ground Floor

- Entrance hallway 2.37m (7'9") x 1.58m (5'2") Tiled flooring & stairs to the first floor
- Living room 4.45m (14'7") x 3.58m (11'9") Laminate timber flooring & open fireplace
- Kitchen/Dining room 4.48m (14'8") x 3.05m (10'0") Tiled flooring, full range of fitted units, electric oven & hob, tiled splashback & plumbed for dishwasher
- Utility room 3.06m (10'0") x 1.47m (4'10") Tiled flooring, additional units, plumbed for washing machine and dryer & access door to the rear
- Bedroom 1 4.05m (13'3") x 2.93m (9'7") Laminate timber flooring
- Guest W.C. 1.97m (6'6") x 1.05m (3'5") Tiled flooring, W.C & W.H.B.

First Floor

- Bedroom 2- Main bedroom 4.45m (14'7") x 3.59m (11'9") Timber flooring & built-in wardrobes
- En-suite bathroom 2.05m (6'9") x 1.02m (3'4") Fully tiled, electric shower, W.C. & W.H.B.
- Bedroom 3 3.47m (11'5") x 2.09m (6'10") Timber flooring & built-in wardrobes
- Bedroom 4 3.57m (11'9") x 3.49m (11'5") Timber flooring & built-in wardrobes
- Family bathroom 2.41m (7'11") x 1.91m (6'3") Tiled flooring, partially tiled walls, bath, W.C. & W.H.B.





PRICE

€329,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Bruach Tailte development is located on the Borrisokane Road in Nenagh. From Tesco head towards the Nenagh bypass on the R497. Take the first right turn into Sallygrove and the first left turn into the Bruach Tailte development. The property will be identified by our For Sale sign. Eircode: E45 R520

BUILDING ENERGY RATING (BER)

BER: C

BER No: 119693752

Energy Performance Indicator: 159.79 kWh/m²/yr



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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.



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