

REA

Eoin Dillon



2 BEDROOM APARTMENT
G.I.A. 55.4 m² (596 sq. ft.)

FOR SALE BY PRIVATE TREATY

207b Coille Bheithe
Nenagh
County Tipperary
E45 X064

AMV €169,950

BER D2

DESCRIPTION

REA Eoin Dillon is delighted to present this first floor two bedroom apartment situated within walking distance of Nenagh town centre and all amenities.

You enter the property into an entrance hallway with laminate timber flooring. This leads you to the open plan kitchen/living/dining room. The kitchen is fully fitted with a tiled floor, over the counter wall tiling, electric oven and hob and is plumbed for a washing machine. The spacious and bright living/dining room features laminate timber flooring and a large window filling this room with natural light. The shower room has a tiled floor, electric shower, W.C & W.H.B.

There are two double bedrooms in this apartment both with laminate timber flooring.

Externally there is parking to the front of the property.

This spacious and bright apartment is in turnkey condition and ready for immediate occupancy.

Viewing highly recommended.

FEATURES

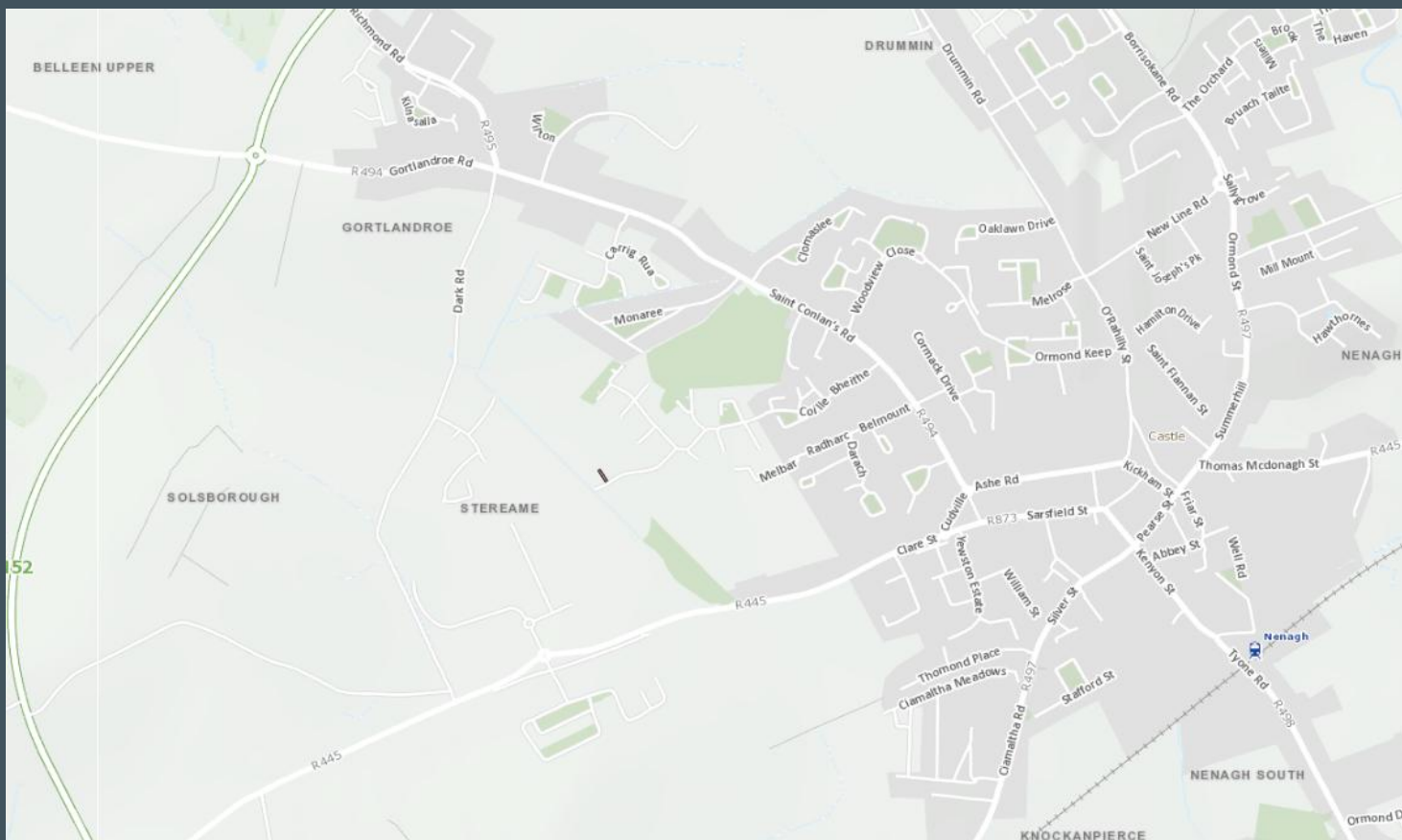
- Property located within walking distance from Nenagh town centre and all amenities
- Two bedroom apartment ready for immediate occupancy
- Mains water, sewerage and storage heaters
- Property build in 2006



ACCOMMODATION

- Entrance Hallway 3.76m (12'4") x 1.26m (4'2") Laminate timber flooring
- Kitchen 2.53m (8'4") x 2m (6'7") Tiled flooring, fitted wall & base units, electric oven & hob and plumbed for a washing machine
- Living/Dining room 5.58m (18'4") x 4.03m (13'3") Laminate timber flooring
- Bedroom 1 3.17m (10'5") x 3.11m (10'2") Laminate timber flooring
- Bedroom 2 3.18m (10'5") x 3.07m (10'1") Laminate timber flooring
- Shower room 2.32m (7'7") x 1.96m (6'5") Tiled floor, electric shower, W.C. & W.H.B.





PRICE

€169,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Josephine Nolan

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PSRA - 001790

DIRECTIONS

From the post office in Nenagh turn right onto St Conlon's road. At the Office of the Revenue Commissioners turn left into the Coille Bheithe development. Continue into the estate and the property will be on your right hand side identified by our For Sale sign. Eircode: E45 X064

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 112437991

Energy Performance Indicator: 263.45 KWh/m²/yr

REA



the mark of
property
professionals
worldwide



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.