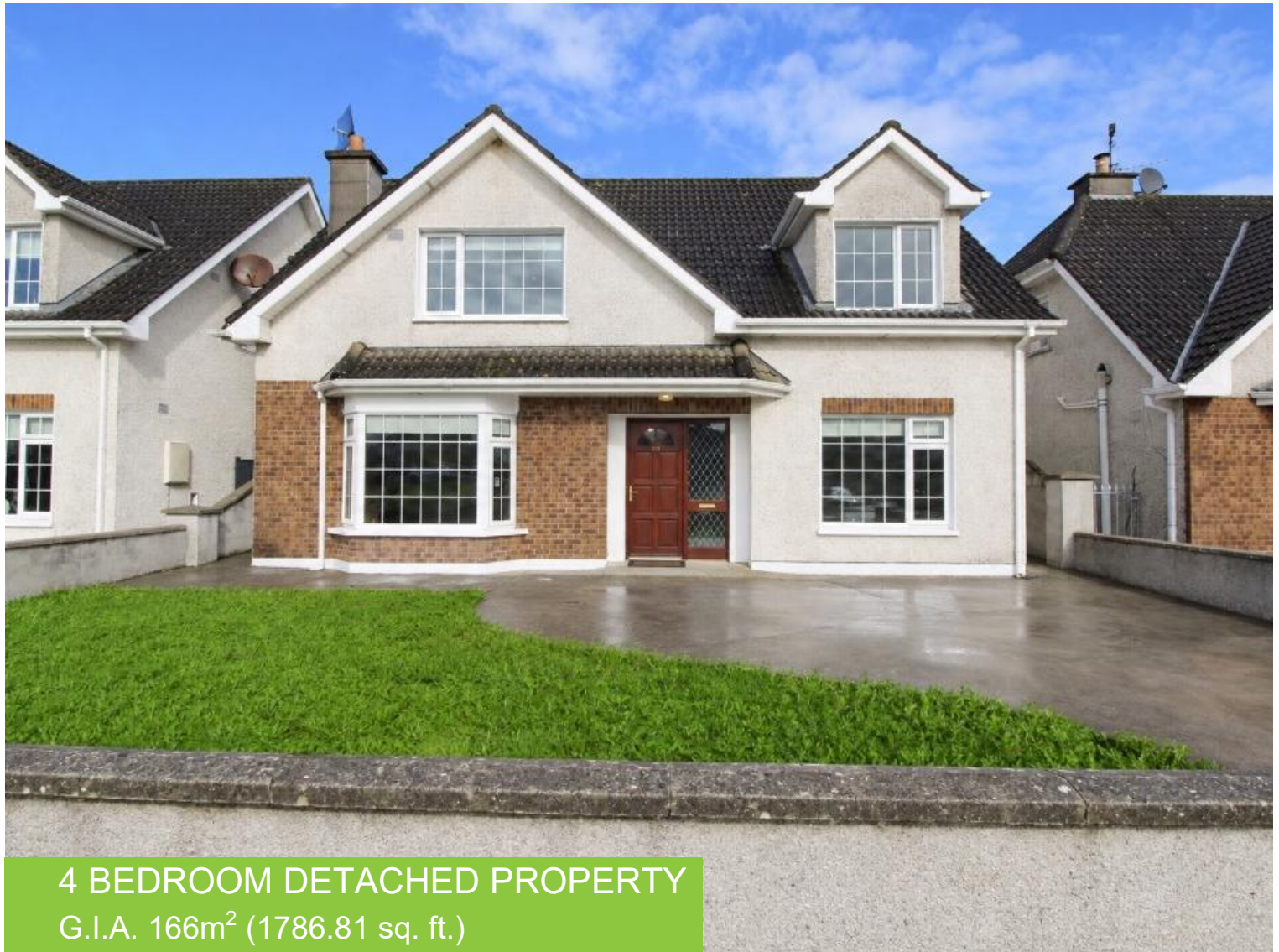


REA

Eoin Dillon



4 BEDROOM DETACHED PROPERTY
G.I.A. 166m² (1786.81 sq. ft.)

FOR SALE BY PRIVATE TREATY

117 Ciamaltha Meadows,
Nenagh,
County Tipperary,
E45 V306

AMV €395,000



DESCRIPTION

REA Eoin Dillon are delighted to present this well-proportioned and spacious four-bedroom semi-detached home, ideally situated in one of Nenagh's most highly regarded residential areas. Enjoying a prime location within a short stroll of Nenagh town centre, the property offers exceptional convenience, with a wide range of amenities close by, including shops, schools, cafés, restaurants and recreational facilities.

This attractive family home provides generous and versatile accommodation throughout, making it an ideal choice for first-time buyers, families or those seeking a comfortable home within easy reach of all that Nenagh has to offer.

The ground floor accommodation is well laid out and comprises a welcoming entrance hallway, spacious living room, kitchen/dining room, separate utility room, guest bathroom and a bedroom. On entering you are welcomed into a nice spacious hallway with the stairs leading to the 1st floor. To the left of the entrance hall is a well-proportioned living room, featuring laminated timber flooring, a solid-fuel open fireplace and a large bay window, which floods the room with natural light and creates a bright, welcoming space. To the rear is a large kitchen/dining with tiled flooring fully fitted wall and base units electric oven and hob with a patio door to the back garden the utility is plumbed for washing machine and dryer and is fitted with wall and base units. also on the ground floor the benefit of a guest bedroom and bathroom.

The first floor has a further three bedrooms with plenty of natural light all laminated flooring all have built in wardrobes the main bedroom has a walk in wardrobe and an En-suite with electric shower W.C. & W.H.B. the main bathroom has lino flooring a bath tub shower and W.C. & W.H.B.

Externally, the property enjoys a private rear garden, while the rear is complemented by mature trees the front garden offers off-street parking for two vehicles. The gardens are designed for ease of maintenance, making this an ideal home for those seeking a pleasant outdoor space with minimal upkeep.

Viewing is highly recommended.

FEATURES

- Located just a few minutes walk from Nenagh town centre and all amenities
- O.F.C.H, mains water and sewerage
- Built in 1997
- Fibre broadband in the area
- Well maintained and ready for immediate occupancy



ACCOMMODATION

Ground Floor

• Entrance Hallway	4.21m (13'10") x 2.05m (6'9")	Laminate timber flooring
• Living room	4.52m (14'10") x 4.49m (14'9")	Laminate timber flooring with solid fuel open fireplace
• Kitchen/Dining	7.12m (23'4") x 4.21m (13'10")	Tiled flooring, fully fitted wall and base kitchen units, electric oven and hob with patio door to the rear garden.
• Utility	3.07m (10'1") x 2.27m (7'5")	Tiled flooring with fitted units and plumbed for washing machine and dryer.
• Family bathroom	2.18m (7'2") x 1.77m (5'10")	Tiled flooring electric shower with W.C. & W.H.B.
• Bedroom 1	3.33m (10'11") x 3.18m (10'5")	Laminate timber flooring

First Floor

• Bedroom 2	4.95m (16'3") x 3.72m (12'2")	Laminate timber flooring with built-in wardrobes
• Bedroom 3	4.68m (15'4") x 3.78m (12'5")	Laminate timber flooring with walk-in wardrobe
• En-Suite	2.53m (8'4") x 1.46m (4'9")	Lino flooring, electric shower with W.C. & W.H.B.
• Bedroom 4	4.91m (16'1") x 3.18m (10'5")	Laminate timber flooring with built in wardrobes
• Bathroom	3.09m (10'2") x 3.07m (10'1")	Lino flooring with bath tub, electric shower, W.C. & W.H.B





PRICE

€395,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

At the Costello's petrol station take the first right turn into the Ciamaltha Meadows development. Continue into the estate and take the 2nd right turn continue driving to the end of the road and the property will be straight in front of you identified by our For Sale sign. Eircode: E45 V306

BUILDING ENERGY RATING (BER)

BER: C

BER No: 110187796

Energy Performance Indicator: 164.92 kWh/m²/yr



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.

