

REA

Eoin Dillon



3 BEDROOM END TERRACE
G.I.A. 104.52m² (1,125 sq. ft.)

FOR SALE BY PRIVATE TREATY

18 Townsfields
Cloughjordan
County Tipperary
E53 F209

AMV €275,000

BER C2

DESCRIPTION

REA Eoin Dillon are pleased to present to the market a fantastic three bedroom property within walking distance of Cloughjordan village and all amenities.

This beautifully presented property offers purchasers an opportunity of acquiring a genuine turnkey family home.

On entering the property you will be greeted into an entrance hallway with tiled flooring, under stairs storage and carpeted stairs to the first floor. To your left is the living room which features laminate wood flooring, open fireplace and bay window flooding this room with light. Double doors lead you to the kitchen/dining room which has tiled flooring, full range of wall and base level units, tiled splashback, electric oven and hob and is plumbed for a washing machine and dishwasher. Patio doors from the kitchen gives you access to the rear garden providing an abundance of natural light into this area. The utility room has a tiled floor, additional storage, is plumbed for a dryer and gives access to the rear of the property. There is also a guest W.C. on the ground floor.

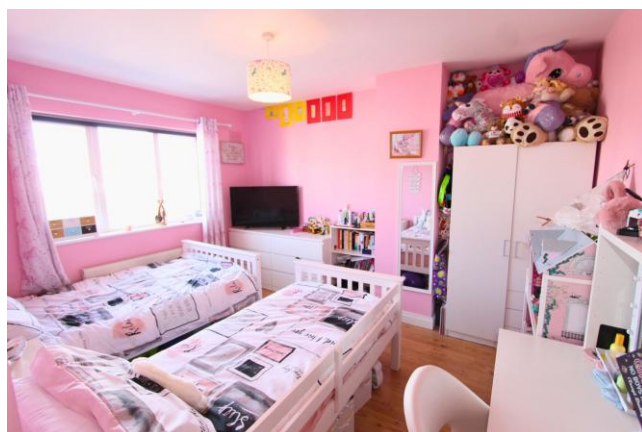
The first floor comprises of three bedrooms (main ensuite) with laminate wood flooring. The family bathroom is fully tiled with bath, W.C. and W.H.B. The attic has laminate wood flooring and is accessed by a stira stairs.

Externally there is a tarmac driveway to the front of the property with side access to the rear garden/patio area. There is well maintained front and rear lawn with a shed to the rear measuring 7.93m x 2.28m.

This meticulously maintained property represents an ideal family home or investment property & viewing is highly recommended.

FEATURES

- Property located within walking distance of Cloughjordan village and all amenities
- Three bedroom property in turnkey condition
- O.F.C.H, mains water and sewerage
- Recently installed front & rear door
- Garden shed measuring 7.93m x 2.28m
- Property built in 2006
- Fibre Broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 4.61m (15'1") x 2.01m (6'7") Tiled flooring, under stairs storage and carpeted stairs to the first floor
- Living room 4.06m (13'4") x 3.78m (12'5") Laminate wood flooring and open fireplace
- Kitchen/Dining room 5.88m (19'3") x 3.51m (11'6") Tiled flooring, full range of wall and base units, electric oven and hob, tiled splashback, plumbed for washing machine and dishwasher and patio door to the rear garden
- Utility room 1.75m (5'9") x 1.07m (3'6") Tiled flooring, additional storage, plumbed for dryer and access door to the rear garden
- W.C. 1.75m (5'9") x 1.48m (4'10") Tiled flooring, W.C. & W.H.B.

First Floor

- Bedroom 1 2.88m (9'5") x 2.55m (8'4") Laminate wood flooring
- Bedroom 2 4.02m (13'2") x 3.26m (10'8") Laminate wood flooring
- En-suite Bathroom 2.66m (8'9") x 0.86m (2'10") Fully tiled, shower, W.C. & W.H.B.
- Bedroom 3 3.84m (12'7") x 3.08m (10'1") Laminate wood flooring
- Bathroom 2.64m (8'8") x 1.94m (6'4") Fully tiled, bath, W.C. & W.H.B.





PRICE

€275,000

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Nenagh take the Dublin road past the Abbey Court Hotel. Take the left turn for Cloughjordan. Drive for 14km to the village of Cloughjordan. Take the right turn in Cloughjordan and travel through the village, veer right at Centra and the Townsfields Estate is on the right just past the church. Take the first right in the estate and the property will be on your left hand side identified by our For Sale sign. Eircode: E53 F209

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 114151749

Energy Performance Indicator: 183.38 kWh/m²/yr



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.

