

# REA

# Eoin Dillon



2 BEDROOM TOWN HOUSE  
G.I.A. 62.18m<sup>2</sup> (669 sq. ft.)

FOR SALE BY PRIVATE TREATY

40 Kenyon Street  
Nenagh  
County Tipperary  
E45 W838

AMV €189,950



## DESCRIPTION

REA Eoin Dillon are delighted to bring to the market this beautifully presented two bedroom townhouse, ideally positioned in the heart of Nenagh town centre.

This turnkey property is in excellent condition throughout and is ready for immediate occupation, making it a perfect choice for first time buyers, downsizers, or investors.

Step inside and you're greeted by a bright and stylish living room with laminate wood flooring, a solid fuel stove set in a cast iron surround, and built in shelving on either side of the fireplace. A staircase off the living room leads to the upper level.

The kitchen/dining area is filled with natural light and has been smartly designed to make the most of the space. It features linoleum flooring, fitted wall and base units, an electric four plate hob, and a cosy built in dining bench.

To the rear of the ground floor is a convenient W.C./utility room, complete with plumbing for a washing machine, W.C., and wash hand basin.

The property offers two bedrooms, one on the ground floor with laminate wood flooring, and a spacious upstairs bedroom with laminate flooring, a generous three door built in wardrobe, and an en suite bathroom.

To the rear, the home enjoys a private yard with a lovely decked area, perfect for summer evenings or morning coffee.

This end of terrace property is low maintenance, stylish, and superbly located. Viewing is strongly recommended.

## FEATURES

- Located conveniently in Nenagh town centre close to railway station, schools, churches and shops
- Electric heaters, mains water and sewerage
- Ground floor bedroom
- Rear wooden decking
- Low maintenance





## ACCOMMODATION

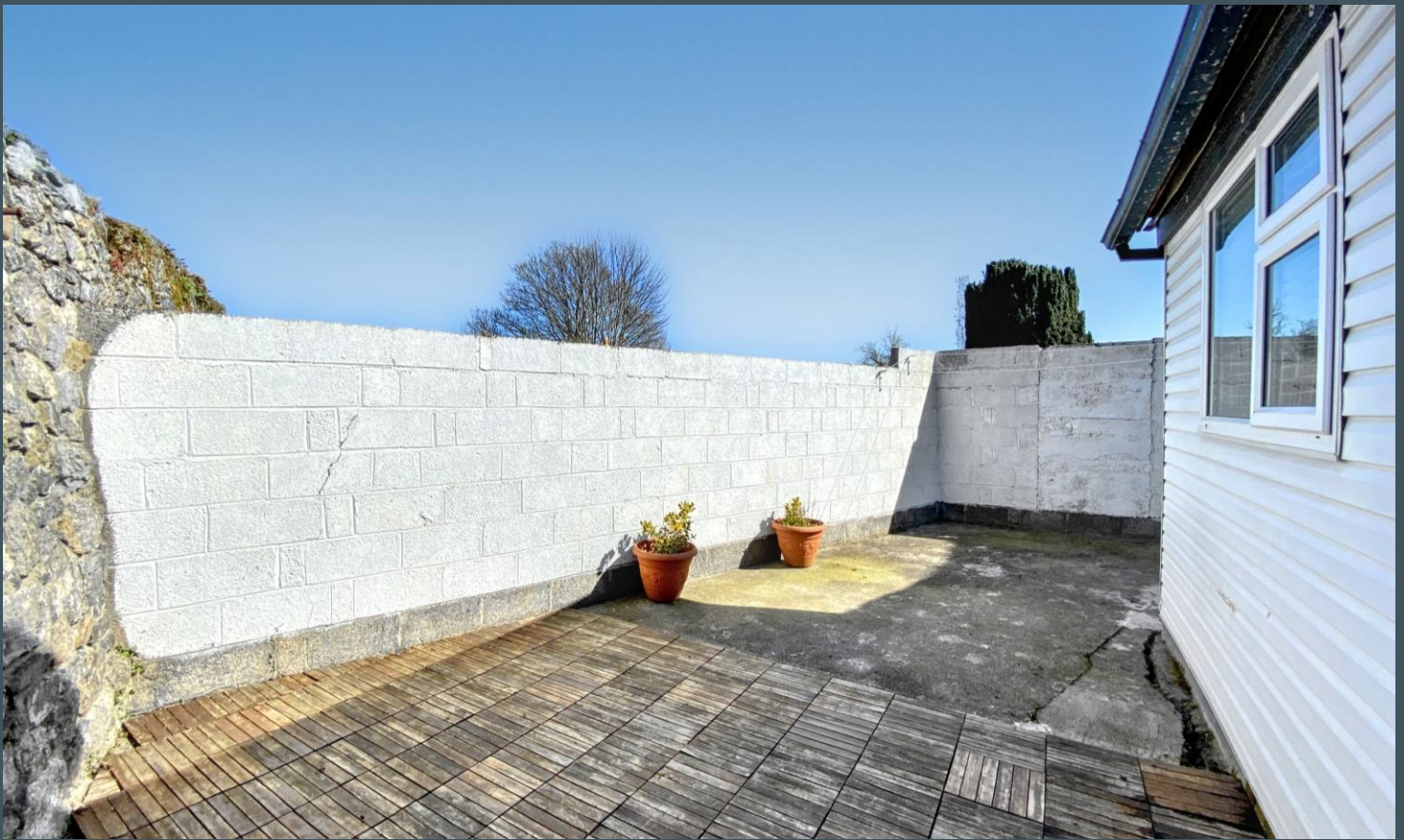
### Ground Floor

- Sitting Room 4.87m (16'0") x 3.69m (12'1") Laminate wood flooring, stove with cast iron surround, built-in shelving
- Hallway 2.36m (7'9") x 1.12m (3'8") Tiled flooring
- Kitchen/ Dining Room 5.61m (18'5") x 1.9m (6'3") Linoleum flooring, base & wall units, electric four plate hob
- Bedroom 1 3.35m (11'0") x 2.42m (7'11") Laminate wood flooring
- Utility/ W.C. 1.98m (6'6") x 1.88m (6'2") Linoleum flooring, plumbed for washing machine, W.C. & W.H.B.

### First Floor

- Bedroom 2 5.21m (17'1") x 3.02m (9'11") Laminate wood flooring, velux window, built-in wardrobes
- En-Suite 2.28m (7'6") x 1.47m (4'10") Linoleum flooring, electric shower, velux window, W.C. & W.H.B. with vanity unit.





#### PRICE

€189,950

#### DIRECTIONS

From the railway station in Nenagh, head towards Kenyon street. The property is the first on the right hand side.

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

#### BUILDING ENERGY RATING (BER)

BER: G

BER No: 115166613

Energy Performance Indicator: 576.41 kWh/m<sup>2</sup>/yr

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790



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.

