

REA

Eoin Dillon



2 BEDROOM APARTMENT
G.I.A. 82.12m² (884 sq. ft.)

FOR SALE BY PRIVATE TREATY

Apt 11 Cluain Cain
Nenagh
County Tipperary
E45 HT66

AMV €179,950

BER C2

DESCRIPTION

REA Eoin Dillon are proud to present a well presented ground floor two bedroom apartment in this modern, sought after development close to Nenagh town centre and all amenities.

This property is presented for sale in turn-key condition & is meticulously decorated to a high standard.

The property comprises of an entrance hallway with laminate wood flooring which leads you to the open plan kitchen/living/dining area. The spacious living room features carpeted flooring and the kitchen area has tiled flooring, over the counter wall tiling, a full range of wall and base units, an electric oven and hob and its plumbed for a washing machine.

There are 2 double bedrooms in this apartment. Bedroom one has carpeted flooring, a built in wardrobe and an ensuite with tiled flooring, an electric shower, and a W.H.B. The second bedroom has carpeted flooring and a built in wardrobe. The bathroom has tiled flooring, an electric shower, a W.H.B and a bath.

Parking is available to the front of the property and there is a shared rear garden with a side entrance.

This property is an attractive investment or for first time buyers seeking a property in a desirable residential location.

Viewing recommended.

FEATURES

- Located just walking distance from Nenagh town centre, schools and churches.
- Property in turn-key condition
- Electric heaters, mains water and sewerage
- High speed broadband available
- Ideal investment or first time property buyer
- Management fees 2025: €1,000



ACCOMMODATION

Ground Floor

- Entrance Hallway 1.36m (4'6") x 1.46m (4'9")
- Kitchen 3.45m (11'4") x 1.78m (5'10") Tiled floor, over the counter wall tiling , full range of wall and base units, electric oven and hob & plumbed for washing machine.
- Living Room 5.18m (17'0") x 6.56m (21'6") Carpeted flooring
- Bathroom 2.09m (6'10") x 1.76m (5'9") Tiled flooring, W.H.B, bath & electric shower
- Bedroom 1 3.36m (11'0") x 3.18m (10'5") Carpeted flooring & built-in wardrobe
- Bedroom 2 4.04m (13'3") x 4.32m (14'2") Carpeted Flooring & built-in wardrobe
- Ensuite Tiled flooring, electric shower, W.H.B & W.C.





PRICE

€179,950

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Nenagh town centre take the R497 by Tesco and take the third exit on the roundabout continuing on the R497 and take the third left into Cluain Caoin Estate and the property will be on your left identified by our For Sale sign.

Eircode: E45 HT66

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 105215693

Energy Performance Indicator: 190.55 kWh/m²/yr



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property
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worldwide



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