

REA

Eoin Dillon



4 BEDROOM SEMI-DETACHED
G.I.A. 139.05m² (1,497 sq. ft.)

FOR SALE BY PRIVATE TREATY

44 Ciamaltha Meadows
Nenagh
County Tipperary
E45 T927

AMV €349,950



DESCRIPTION

An exceptional opportunity to acquire a beautifully presented four-bedroom home in a highly sought after residential estate. Meticulously decorated and maintained to a high standard, this property offers spacious and well-appointed accommodation ideal for family living.

Upon entering, you are welcomed by a bright entrance hall featuring a laminate wood floor and carpeted stairs leading to the first floor. To your right, the generously sized living room boasts a solid fuel insert stove, large bay window that floods the room with natural light and laminate wood flooring. To the rear of the property, the kitchen/dining area is fitted with a full range of eye and base level units, electric oven and hob, over-the-counter wall tiling and is plumbed for a dishwasher. The adjoining utility room, also with laminate flooring is plumbed for a washing machine and dryer and provides access to the rear garden.

Upstairs are four well-proportioned bedrooms, all with carpeted flooring and built-in wardrobes. The main bedroom includes a fully tiled en-suite with electric shower, WC and WHB. A fully tiled family bathroom with bath, WC and WHB completes the accommodation on this level.

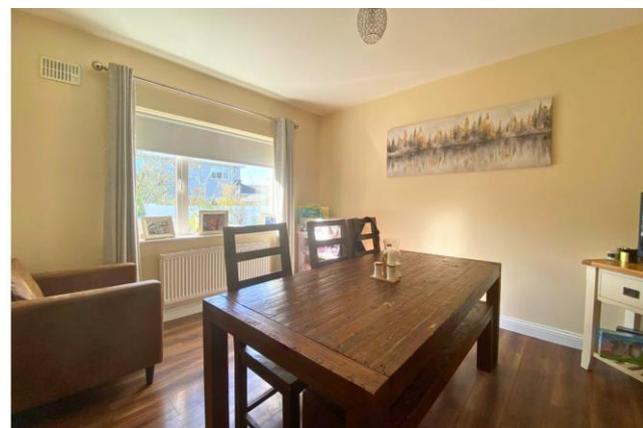
Externally the front of the property features a tarmac driveway and lawned garden, along with a storage shed. A gated pedestrian side access leads to the rear which offers a low-maintenance garden and a decked seating area—perfect for outdoor relaxation.

This turnkey property is a must-see for prospective purchasers seeking comfort, style and convenience in a mature, family-friendly neighbourhood.

Viewing is highly recommended.

FEATURES

- Located just a few minutes walk from Nenagh town centre and all amenities
- Property well presented and ready for immediate occupancy
- O.F.C.H, mains water and sewerage
- Low maintenance front and rear garden with decking area
- Fibre broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance hallway 5.01m (16'5") x 2.04m (6'8") Laminate wood flooring and carpeted stairs to the first floor
- Living room 4.58m (15'0") x 4.12m (13'6") Laminate wood flooring and insert solid fuel stove
- Kitchen 4.08m (13'5") x 3.03m (9'11") Laminate wood flooring, full range of wall & base units, tiled splashback, electric oven and hob and plumbed for dishwasher
- Dining room 4.08m (13'5") x 3.32m (10'11") Laminate wood flooring
- Utility 3.34m (10'11") x 2.03m (6'8") Laminate wood flooring, plumbed for washing machine & dryer and access door to the rear garden

First Floor

- Bedroom 1 3.09m (10'2") x 2.03m (6'8") Carpeted flooring and built-in wardrobes
- En-suite bathroom 2.01m (6'7") x 2m (6'7") Fully tiled, electric shower, W.C. and W.H.B.
- Bedroom 2 2.98m (9'9") x 2.97m (9'9") Carpeted flooring & built-in wardrobes
- Bedroom 3 3.09m (10'2") x 2.03m (6'8") Carpeted flooring & built-in wardrobes
- Bathroom 2m (6'7") x 1.66m (5'5") Fully tiled, bath, W.C. and W.H.B.
- Bedroom 4 4m (13'1") x 2.83m (9'3") Carpeted flooring & built-in wardrobes





PRICE

€349,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From the Bank of Ireland in Nenagh travel up Silver Street onto Ciamaltha Road. At the Costello Top Oil petrol station take the first right turn into the Ciamaltha Meadows development. Keep going straight ahead and take the 3rd right turn and the property will be on your right identified by our For Sale sign. Eircode: E45 T927

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 113881643

Energy Performance Indicator: 183.58 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.

