

REA

Eoin Dillon



2 BEDROOM GROUND FLOOR APARTMENT
G.I.A. 55.44m² (596 sq. ft.)

FOR SALE BY PRIVATE TREATY

Apt 4 Hazel Grove, Towerhill
Borrisokane
County Tipperary
E45 TF29

AMV €149,950

BER D1

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this two bedroom, own door, end of terrace ground floor apartment, ideally located within walking distance of Borrisokane town centre and all local amenities.

You enter the property into a bright open plan kitchen/living/dining room. The living/dining area features laminate wood flooring and a solid fuel stove, creating a cosy and inviting atmosphere. The kitchen has a tiled floor, fitted units, tiled splashback, breakfast bar and is plumbed for a washing machine.

There are two double bedrooms in this apartment, both with laminate wood flooring. The main bedroom has an en-suite bathroom with tiled floor, partially tiled walls, shower, W.C. and W.H.B. The shower room includes tiled flooring, an electric shower, partially tiled walls, W.C. and W.H.B.

This bright and spacious apartment is in turnkey condition and ready for immediate occupancy. It also benefits from two designated parking spaces and its end-of-terrace position, offering added privacy and convenience.

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

Viewing highly recommended.

FEATURES

- Property located within walking distance of Borrisokane town, shops, schools and park.
- Two bedroom own door ground floor apartment
- Mains water and sewerage
- Ideal investment or first time buyer property
- Management fees for 2024: €1,000



ACCOMMODATION

Ground Floor

- Living/Dining room 5.52m (18'1") x 3.83m (12'7") Laminate timber flooring & solid fuel stove
- Kitchen 2.51m (8'3") x 1.98m (6'6") Tiled floor, fitted units, tiled splash back, electric oven and hob & plumbed for washing machine
- Bedroom 1 3.56m (11'8") x 2.32m (7'7") Laminate timber flooring
- En-suite bathroom 1.97m (6'6") x 1.08m (3'7") Tiled flooring, partially tiled walls, shower, W.C and W.H.B
- Bedroom 2 3.57m (11'9") x 2.59m (8'6") Laminate timber flooring
- Shower room 1.95m (6'5") x 1.36m (4'6") Tiled flooring, partially tiled walls, shower, W.C & W.H.B





PRICE

€149,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town centre continue straight through the town on to the N65 & take a left at Towerhill into Hazelgrove. The apartment will be on your left recognised by our sign. Eircode: E45 TF29

BUILDING ENERGY RATING (BER)

BER: D1

BER No: 101092666

Energy Performance Indicator: 248.91 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.

