

REA

Eoin Dillon



3/4 BEDROOM SEMI-DETACHED
G.I.A. 119.87m² (1,290 sq. ft.)

FOR SALE BY PRIVATE TREATY

40 Droim Na Coille
Nenagh
County Tipperary
E45 C868

AMV €300,000



DESCRIPTION

REA Eoin Dillon are delighted to present this three/four bedroom semi detached home to the market, located in a modern and sought after development close to Nenagh town centre and all amenities.

The accommodation includes an entrance hallway with tiled flooring and carpeted stairs leading to the first floor. To your left is a bright and spacious living room, featuring laminate wood flooring, open fireplace and bay window that fills the space with natural light.

Double doors lead you to the kitchen/dining area, complete with tiled flooring, a full range of fitted wall and base units, tiled splashback, an electric oven and hob and integrated dishwasher and fridge freezer. Floor to ceiling sliding doors open onto the rear garden maximising natural light. Off the kitchen is a utility room which has tiled flooring, additional fitted units, is plumbed for washing machine & dryer and rear access. This property has the added advantage of a second reception room/ bedroom which has laminate wood flooring. There is also a guest W.C. on the ground floor.

Upstairs, there are three bedrooms (master en-suite) and a main bathroom. All bedrooms feature timber flooring. The main bathroom is partially tiled and includes a bath, W.C. and W.H.B.

Externally, the property benefits from off street parking and a lawned area to the front and overlooks a green area. A side entrance provides access to the south facing rear garden and timber shed.

This home is an ideal family residence or investment opportunity, and viewing is highly recommended.

FEATURES

- Situated within easy walking distance of Nenagh town centre and all amenities
- Well maintained turn-key 3/4 bedroom family house with south facing rear garden
- O.F.C.H., mains water and sewerage
- Fibre broadband in the area
- Property built 2000



ACCOMMODATION

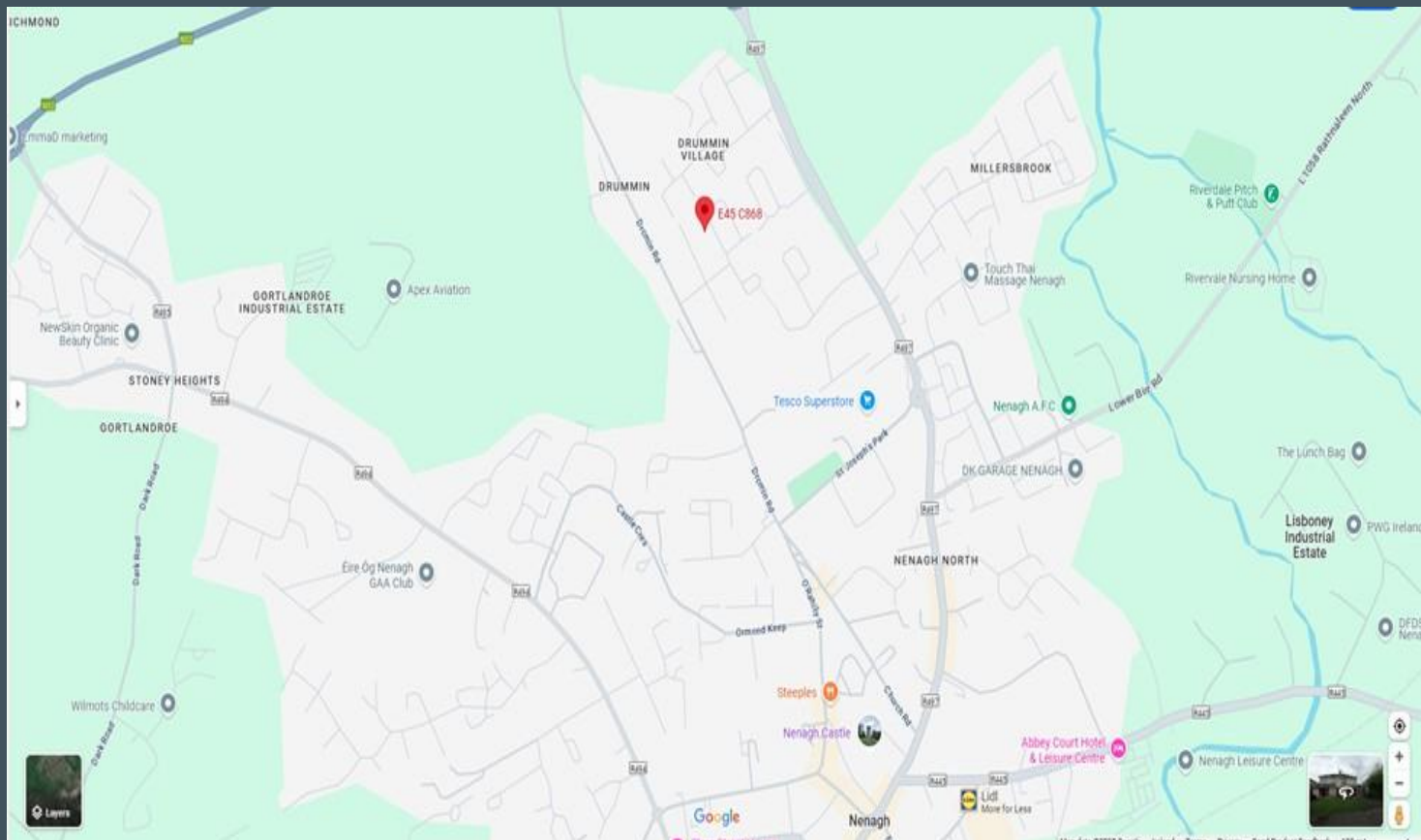
Ground Floor

- Entrance hallway 4.8m (15'9") x 1.97m (6'6") Tiled flooring and carpeted stairs to the first floor
- Living room 5.93m (19'5") x 3.78m (12'5") Laminate wood flooring, open fireplace and bay window
- Kitchen/Dining room 5.87m (19'3") x 3.36m (11'0") Tiled flooring, full range of wall and base units, tiled splashback, integrated dishwasher & fridge and electric oven & hob
- Utility 3.24m (10'8") x 1.97m (6'6") Tiled flooring, additional fitted units, plumbed for washing machine & dryer and access door to the rear
- Guest W.C. 1.38m (4'6") x 0.9m (2'11") Tiled flooring, W.C. and W.H.B.
- Sitting room/ Bedroom 4.6m (15'1") x 2.43m (8'0") Laminate wood flooring

First Floor

- Bedroom 1 3.82m (12'6") x 3.09m (10'2") Wood flooring
- Bedroom 2 3.7m (12'2") x 3.06m (10'0") Wood flooring
- En-suite bathroom 1.78m (5'10") x 1.62m (5'4") Lino flooring, partially tiled walls, electric shower, W.C. & W.H.B.
- Bedroom 3 2.7m (8'10") x 2.59m (8'6") Wood flooring
- Family bathroom 2.05m (6'9") x 1.88m (6'2") Lino flooring, bath, partially tiled walls, W.C. & W.H.B.





PRICE

€300,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Droim na Coille development is located just off the Droim road on the right hand side just past Nenagh College School. On entering the development take the second left and the property will be on your left hand side identified by our For Sale sign. Eircode: E45 C868

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 101228807

Energy Performance Indicator: 187.5 kWh/m²/yr

REA



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