

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

21 The Willows, Millersbrook
Nenagh
County Tipperary
E45 EN29

AMV €299,950

BER C1

DESCRIPTION

A fantastic opportunity to acquire a beautifully presented five bedroom house in a highly sought after residential estate close to Nenagh town centre and all amenities. Well maintained and decorated to a high standard, this property offers spacious and well appointed accommodation ideal for family living.

You are welcomed into an entrance hallway with tiled flooring and carpeted stairs to the first floor. To your left the generously sized living room features laminate wood flooring, open fireplace and large window filling this room with natural light. The kitchen/dining room is to the rear of the property and has tiled flooring, full range of eye and base level units, tiled splashback, electric oven and hob and is plumbed for washing machine and dishwasher. Sliding doors from the dining area gives access to the rear patio area creating an abundance of natural light.

On the first floor there are three bedrooms all with timber flooring. The main bedroom has a fully tiled en-suite bathroom. The family bathroom is fully tiled with bath, W.C. and W.H.B.

The second floor has an additional two bedrooms with timber flooring.

Externally the front of the property boasts tarmac driveway and a lawned garden. A gated side entrance leads you to the rear garden and patio area.

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

Viewing highly recommended.

FEATURES

- Located just a few minutes walk to Nenagh town centre and all amenities
- Five bedroom property well presented and ready for immediate occupancy
- O.F.C.H, mains water and sewerage
- Fibre broadband available in the area
- Property built in 2004



ACCOMMODATION

Ground Floor

- Entrance hallway 5.78m (19'0") x 1.78m (5'10") Tiled flooring & carpeted stairs to the first floor
- Living room 4.57m (15'0") x 4.06m (13'4") Laminate wood flooring & open fireplace
- Kitchen/Dining room 5.89m (19'4") x 3.81m (12'6") Tiled flooring, fully fitted kitchen units, tiled splashback, electric oven & hob & plumbed for washing machine & dishwasher

First Floor

- Bedroom 1 3.64m (11'11") x 3.47m (11'5") Timber flooring & fitted wardrobes
- En-suite bathroom 2.42m (7'11") x 1.17m (3'10") Fully tiled, electric shower, W.C. & W.H.B
- Bedroom 2 3.48m (11'5") x 3.05m (10'0") Timber flooring
- Bedroom 3 2.78m (9'1") x 2.21m (7'3") Timber flooring
- Family bathroom 2.49m (8'2") x 2.09m (6'10") Fully tiled, bath, W.C. & W.H.B.

Second Floor

- Bedroom 4 5.91m (19'5") x 2.65m (8'8") Timber flooring
- Bedroom 5 5.91m (19'5") x 2.94m (9'8") Timber flooring





PRICE

€299,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Millersbrook development is situated on the Borrisokane road. From Tesco head towards the Nenagh bypass on the R497. Take the first right turn just after the petrol station. In the Millersbrook estate continue onto The Willows & the property will be identified by our For Sale sign.

Eircode: E45 EN29

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 118578517

Energy Performance Indicator: 174 kWh/m²/yr



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REA

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.



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