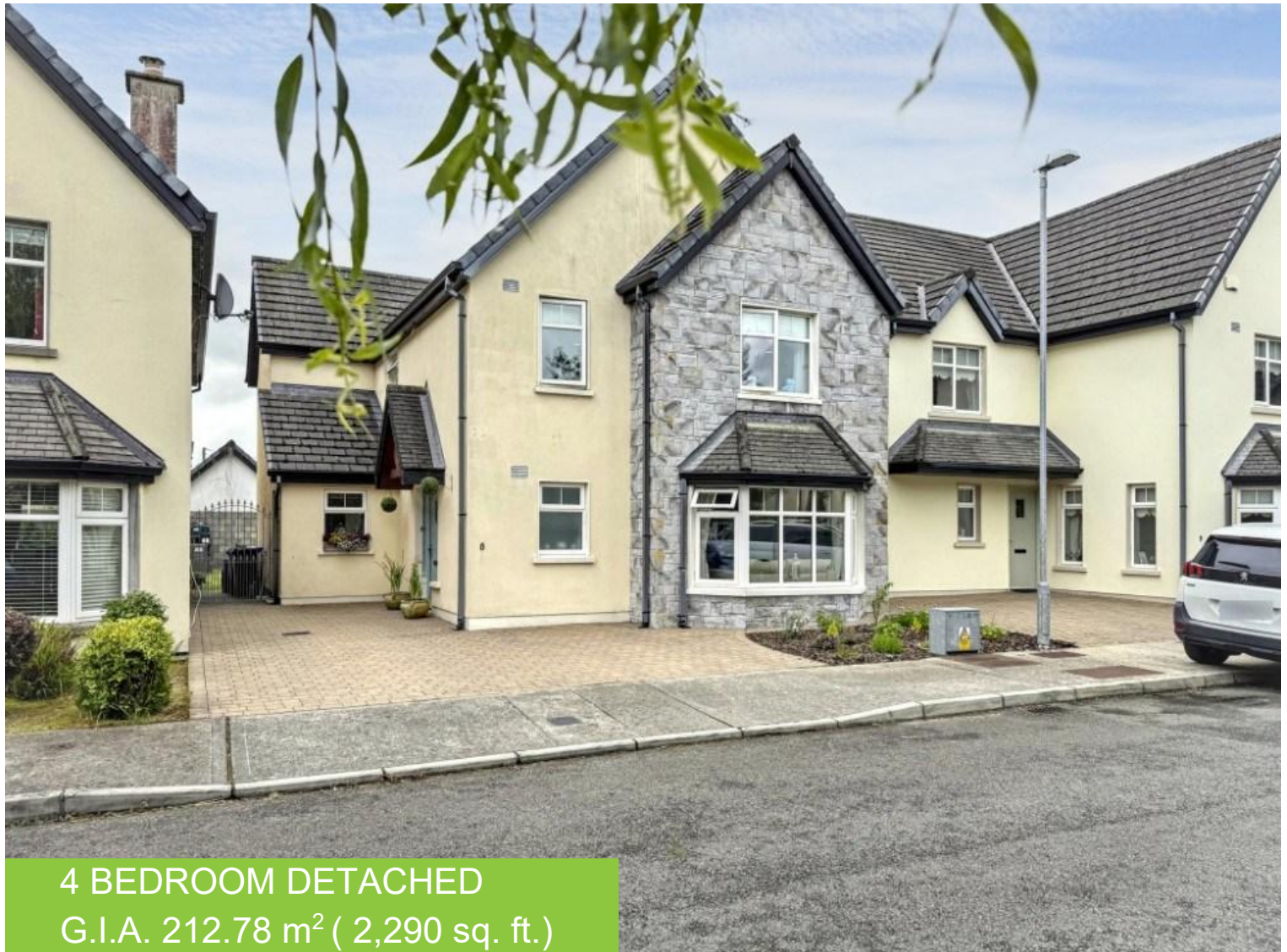


REA

Eoin Dillon



4 BEDROOM DETACHED
G.I.A. 212.78 m² (2,290 sq. ft.)

FOR SALE BY PRIVATE TREATY

8 Ardán Rua,
Nenagh
County Tipperary
E45 E172

AMV €399,950

BER B3

DESCRIPTION

REA Eoin Dillon is delighted to present No. 8 Ardán Rua, a superb four bedroom detached home in pristine condition, ideally located in a popular residential estate just minutes from Nenagh town centre and the N52/M7 motorway.

This striking home features a stone fronted façade, cobblestone driveway with off street parking for two cars, gated side access, and a private rear garden.

Inside, a bright entrance hall leads to a spacious living room with laminate wood flooring, a large bay window, bespoke media wall, and a feature Polish stone fireplace. The stylish kitchen boasts shaker style units, tiled flooring, electric oven and hob, and is plumbed for a dishwasher. An open archway leads to a light filled dining/play area with sliding doors to the rear garden, perfect for entertaining.

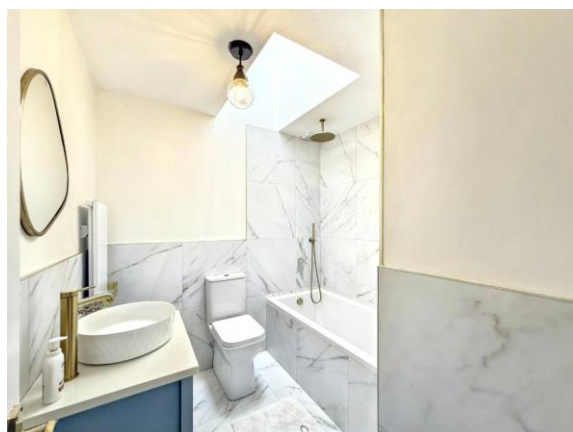
A separate utility room offers extra storage and is plumbed for both washing machine and dryer, with access to the garden. A guest WC completes the ground floor.

Upstairs are four well proportioned bedrooms, all with built in wardrobes and laminate wood flooring. The master bedroom features a stunning fully tiled ensuite with a walk-in rainfall shower and modern vanity unit. The main family bathroom is equally impressive, with marble effect tiling, bath with overhead rainfall shower, vanity unit, WC, and skylight for natural light.

This turnkey home benefits from a B3 energy rating, oil fired central heating, double glazed windows, mains water and sewerage. No. 8 Ardán Rua is a truly exceptional family home in a prime location. Viewing is highly recommended.

FEATURES

- This home is ideally located close to Nenagh town centre with easy access to the N52 and M7 motorway
- Oil fired central heating, mains water, and mains sewerage.
- Built in 2008, presented in immaculate, turnkey condition and ready for immediate occupation.
- Four spacious bedrooms, a high spec ensuite, a modern family bathroom, and generous living areas.



ACCOMMODATION

Ground Floor

• Entrance Hall	5.04m (16'6") x 1.89m (6'2")	Tiled flooring, carpeted stairs to first floor
• Living Room	6.21m (20'4") x 3.92m (12'10")	Laminate wood flooring, open fire place and built in media wall
• Kitchen	4.37m (14'4") x 3.88m (12'9")	Tiled flooring, fitted units, electric oven and hob, plumbed for dishwasher, tiled splashback
• Dining Room	5.6m (18'4") x 3.95m (13'0")	Tiled flooring, sliding patio door
• Utility	2.35m (7'9") x 1.67m (5'6")	Tiled flooring, fitted units, plumbed for washing machine and dryer, access door to rear
• Guest WC	1.91m (6'3") x 1.37m (4'6")	Tiled flooring, wood wall panelling, WC & WHB

First Floor

• Bedroom 1	4.57m (15'0") x 3.88m (12'9")	Laminate wood flooring, built in wardrobes, ensuite
• Ensuite	2.14m (7'0") x 1.3m (4'3")	Fully tiled, WC and WHB with vanity, large walk-in shower, velux window
• Bedroom 2	4.82m (15'10") x 3.46m (11'4")	Laminate wood flooring, built in wardrobes
• Bedroom 3/ Office	2.38m (7'10") x 2.97m (9'9")	Laminate wood flooring, built in wardrobes
• Bedroom 4	3.95m (13'0") x 3.58m (11'9")	Laminate wood flooring, built in wardrobes
• Family Bathroom	2.43m (8'0") x 2.16m (7'1")	Tiled flooring & wall tiles, WC and WHB with vanity, full sized bath with rainfall shower, velux window





PRICE

€399,950

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Nenagh town centre past the Post Office, take St. Conlons road. Take the turn to the right signpost for Ballycommon. The Ardán Rua Development is on the left hand side. Continue into the development and follow the road round to the left. The property will be on your left hand side, indicated by our for sale sign.

Eircode: E45 E172

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 118625169

Energy Performance Indicator: 136.67 kWh/m²/yr



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property
professionals
worldwide



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