

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

25 The Willows, Millersbrook
Nenagh
County Tipperary
E45 PD63

AMV €299,950



DESCRIPTION

REA Eoin Dillon are delighted to present this spacious three bedroom residence in a highly sought after estate located close to Nenagh town centre. This well maintained property is decorated to a high standard throughout.

You are welcomed into a tiled entrance hall with timber stairs to the first floor. To your left is the generously sized living room with timber flooring, open fireplace and a large window filling the room with natural sun light. Double doors lead you to the kitchen\ dining room which is located to the rear of the property. This room features tiled flooring, full range of base & eye level units, tiled splashback, electric oven and hob and has a sliding door leading you out to the rear patio/garden area providing this room with maximum light. The utility room has a tiled floor, is plumbed for washing machine and dryer & has rear access.

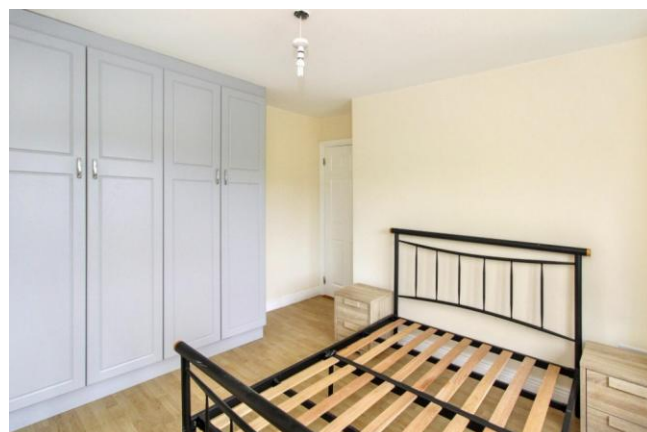
Upstairs there is three bedrooms all which have timber flooring; two of which have the benefit of build-in wardrobes. The main bedroom has a fully tiled en-suite bathroom. The family bathroom is fully tiled with a bath tub, W.C. & W.H.B.

Externally this property has a tarmac driveway & easy maintained front & rear lawns. A side entrance gate gives you pedestrian access to the rear garden/patio area & a garden shed.

Viewing is highly recommended.

FEATURES

- Three bedroom property well presented and ready for immediate occupancy
- Located just a few minutes walk to Nenagh town centre
- Fibre broadband available in the area
- O.F.C.H , mains water and sewerage.
- Ideal family home, first time buyer or investor.
- Property built 2003



ACCOMMODATION

Ground Floor

- Entrance hall 5.89m (19'4") x 1.82m (6'0") Tiled flooring & timber stairs to the first floor
- Living Room 4.46m (14'8") x 3.99m (13'1") Timber flooring, open fireplace & double doors to the kitchen/dining room
- Kitchen 4.37m (14'4") x 3.96m (13'0") Tiled flooring, extensive range of fitted units, tiled splashback, electric oven and hob, plumbed for dishwasher & sliding door to the rear patio/garden area
- Utility 2.82m (9'3") x 1.42m (4'8") Tiled flooring, additional storage units & plumbed for washing machine & dryer

First Floor

- Bedroom 1(Master) 3.67m (12'0") x 3.67m (12'0") Timber flooring & build in wardrobes
- En suite bathroom 1.89m (6'2") x 1.17m (3'10") Fully tiled, electric shower, W.C. & W.H.B.
- Bedroom 2 3.35m (11'0") x 3.15m (10'4") Timber flooring & build-in wardrobes
- Bedroom 3 2.65m (8'8") x 2.23m (7'4") Timber flooring
- Bathroom 2.25m (7'5") x 2.1m (6'11") Fully tiled, bath, W.C. & W.H.B.





PRICE

€299,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Millersbrook development is located on the Borrisokane road. From Tesco head towards the Nenagh by pass on the R497. Take the first right turn just after the petrol station. Once you arrive in the Millersbrook estate continue onto the Willows and the property will be clearly identified by our For sale sign. Eircode : E45 PD63

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 118647353

Energy Performance Indicator: 208.31 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.

