

# REA

# Eoin Dillon



FOR SALE BY PRIVATE TREATY

1 Clare Street,  
Nenagh  
County Tipperary  
E45 H296

AMV €199,950



## DESCRIPTION

Superbly located within walking distance of Nenagh town centre, this property offers easy access to a wide range of amenities. This three bedroom end terrace residence represents excellent value and offers superb potential as a first time purchase, investment, or retirement home.

The property is entered via a hallway with a carpeted floor leading to a bright sitting room with an open fireplace, solid timber flooring, and stairs to the first floor. Double doors connect to the spacious kitchen/dining area to the rear, featuring a combination of timber flooring and tiled surfaces. The kitchen is fitted with ample units, a breakfast bar, electric oven and hob.

The main bathroom is fully tiled and fitted with W.C, W.H.B and bath. Also on the ground floor is a double bedroom, carpeted with fitted wardrobes and a connecting study area, ideal for a home office or dressing room.

Upstairs, there are two further double bedrooms, both carpeted with fitted wardrobes, and sharing a Jack-and-Jill style en-suite with electric shower.

Externally, the property benefits from a shared rear entrance and low maintenance outdoor space.

This beautifully presented home is ready for immediate occupancy and provides an excellent opportunity to acquire a turnkey property with all the amenities of Nenagh town on your doorstep.

Viewing highly recommended.

## FEATURES

- Property within walking distance of Nenagh town centre and all amenities
- O.F.C.H, mains water and sewerage
- Downstairs bedroom
- Broadband availability
- Turnkey condition, ready for immediate occupancy



## ACCOMMODATION

### Ground Floor

- Entrance hall 1.47m (4'10") x 1.34m (4'5") Carpeted
- Living Room 5.5m (18'1") x 3.4m (11'2") Solid timber floor with open fireplace
- Kitchen/Dining area 4.17m (13'8") x 3.16m (10'4") Solid timber floor & tiles with breakfast bar, fitted units, electric oven & hob
- Utility 2.04m (6'8") x 1.99m (6'6") Tiled floor and washing machine
- Bathroom 3.02m (9'11") x 2.26m (7'5") Tiled floor with W.C, W.H.B and bath
- Bedroom 1 2.92m (9'7") x 2.79m (9'2") Carpeted and fitted wardrobes
- Study 2.89m (9'6") x 2.34m (7'8") Carpeted

### First Floor

- Bedroom 2 4.66m (15'3") x 3.02m (9'11") Carpeted with fitted wardrobes.
- En-suite 2.71m (8'11") x 1.23m (4'0") W.C., W.H.B and electric shower
- Bedroom 3 4.25m (13'11") x 3.68m (12'1") Carpeted and fitted units







### PRICE

€199,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

At the Centra roundabout take the 1st exit & the property will be on your right hand side identified by our For Sale sign  
Eircode: E45 H296

### BUILDING ENERGY RATING (BER)

BER: D2

BER No: 103515656

Energy Performance Indicator: 277.14 kWh/m<sup>2</sup>/yr



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property  
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worldwide



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