

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A. 92.45 m² (995 sq. ft.)

FOR SALE BY PRIVATE TREATY

7 Ardan, Borrisokane
Nenagh
County Tipperary
E45 C634

AMV €219,950

BER C1

DESCRIPTION

Ardán is a well-established private development, situated just off the N52, within short walking distance of Borrisokane town centre and all its social and recreational amenities.

The accommodation consists of an entrance hallway with tiled flooring and carpeted stairs to the first floor. To your left is the living room featuring laminate wood flooring and solid fuel stove with back boiler. The kitchen/ dining room is to the rear of the property and has a full range of fitted units, tiled floor, electric oven and hob, is plumbed for a washing machine and sliding doors to the rear garden filling this room with natural light. There is also a guest W.C. on the ground floor.

Upstairs are three bright bedrooms with the main bedroom featuring an en-suite bathroom. The family bathroom is fully tiled with bath, W.C. & W.H.B.

Externally to the rear of the property is an enclosed concrete yard with large shed. The front has been fully concreted recently with off street parking.

No. 7 is presented for sale in very good condition, with all rooms of generous proportions. This comfortable home will meet the needs of most discerning purchasers, be it as a starter home, a family home or for investment purposes.

Viewing is highly recommended.

FEATURES

- Situated close to Borrisokane town centre and all amenities.
- O.F.C.H., mains water and sewerage.
- Property overlooking large green area and enclosed rear garden.
- Ideal starter home, family home or investment opportunity.
- Property built in 2005



ACCOMMODATION

Ground Floor

- Entrance Hall 5.51m (18'1") x 2m (6'7") Tiled floor & carpeted stairs to the first floor
- Living Room 4.68m (15'4") x 3.05m (10'0") Laminate flooring & solid fuel stove with back boiler
- Dining Room 3.89m (12'9") x 3.43m (11'3") Tiled floor & sliding doors to the rear garden
- Kitchen 2.6m (8'6") x 1.79m (5'10") Tiled floor, full range of fitted units, electric oven & hob and plumbed for washing machine
- Guest W.C. 3m (9'10") x 0.85m (2'9") Fully tiled, shower, W.C. & W.H.B.

First Floor

- Bedroom 1 3.57m (11'9") x 3.12m (10'3") Laminate flooring
- En- Suite 2.67m (8'9") x 0.89m (2'11") Fully tiled, mains shower, W.C. & W.H.B.
- Bedroom 2 3.93m (12'11") x 2.72m (8'11") Linoleum flooring
- Bedroom 3 2.85m (9'4") x 2.73m (8'11") Linoleum flooring
- Main bathroom 2m (6'7") x 1.89m (6'2") Fully tiled, bath, W.C. & W.H.B.





PRICE

€219,950

VIEWING

By appointment

Contact Negotiators:

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DIRECTIONS

From Nenagh proceed to Borrisokane via the N52. As you approach Borrisokane, you will pass off the Bushy Park Nursing home. Take the first turn to your left after this into the Ardan development and the property will be identified by our For Sale sign. Eircode: E45 C634

BUILDING ENERGY RATING (BER)

BER: C1

BER No: 105551659

Energy Performance Indicator: 172.89 kWh/m²/yr



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REA

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