

# REA

# Eoin Dillon



2 BEDROOM APARTMENT  
G.I.A. 55.91m<sup>2</sup> (601.81 sq. ft.)

FOR SALE BY PRIVATE TREATY

61c Carrig Rua, St. Conlon`s Road  
Nenagh  
County Tipperary  
E45 YR90

AMV €179,950

BER C

## DESCRIPTION

REA Eoin Dillon is delighted to present this ground floor two bed apartment situated within walking distance of Nenagh town centre and all amenities.

Upon entering the property, you are welcomed by an entrance porch with tiled flooring, leading into the open plan kitchen/living/dining room. The living and dining space features laminate flooring while the kitchen features tiled flooring, fitted wall and floor units, an electric oven & hob and is plumbed for a washing machine and dryer. A hallway provides access to the bathroom which is fully tiled and comprises a W.C, W.H.B and bath with overhead electric shower. To the rear of the property are two generously proportioned double bedrooms. Both rooms feature laminate timber flooring and are filled with natural light.

Externally, there is parking to the front of the property.

This spacious and bright apartment is in turnkey condition and ready for immediate occupancy.

This apartment is an attractive investment property or for first time buyers seeking a property in a desirable residential location.

Viewing highly recommended.

## FEATURES

- Located just walking distance from Nenagh town centre and all amenities
- Mains water, sewerage and storage heating
- Ideal investment property
- Ground floor own door apartment
- Management fees for 2026: €700



## ACCOMMODATION

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### Ground Floor

- Entrance porch 1.45m (4'9") x 1.09m (3'7") Tile flooring
- Living/Dining Room 5.63m (18'6") x 3.89m (12'9") Laminate timber flooring
- Kitchen 3.01m (9'11") x 2.29m (7'6") Tile flooring, fitted wall and floor units, electric oven & hob and plumbed for washing machine and dryer.
- Bathroom 2.06m (6'9") x 1.96m (6'5") Fully tiled, W.C, W.H.B and bath with overhead electric shower
- Bedroom 1 3.57m (11'9") x 3.12m (10'3") Laminate timber flooring
- Bedroom 2 3.73m (12'3") x 3.09m (10'2") Laminate timber flooring





## PRICE

€179,950

## VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

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County Tipperary, E45 W244

T: 067 33468

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

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PSRA - 001790

## DIRECTIONS

From Nenagh, head towards Kenyon Street/R498. Turn right onto Mitchel Street/R445. At the roundabout, take the second exit onto Cudville. At the next roundabout, take the first exit onto St. Conlon's Road/R494. After approximately 1km turn left into Carrig Rua. Take the first left in the development and the property will be located on your left, identified by our For Sale sign. Eircode:E45 YR90.

## BUILDING ENERGY RATING (BER)

BER: C

BER No: 119608131

Energy Performance Indicator: 150.22 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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.

