

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED
G.I.A. 99.58m² (1,072 sq. ft.)

FOR SALE BY PRIVATE TREATY

26 The Grove, Millersbrook
Nenagh
County Tipperary
E45 NT22

AMV €329,950

BER C

DESCRIPTION

REA Eoin Dillon is delighted to present this attractive three-bedroom semi-detached property to the market. Ideally situated in one of Nenagh's most sought-after residential developments, this home is within walking distance of Nenagh town centre and all local amenities.

The accommodation comprises a welcoming entrance hallway with laminate wood flooring and a carpeted staircase leading to the first floor. There is a guest W.C located under the stairs along with convenient understair storage. Located to the left of the entrance is a bright and spacious living room featuring laminate wood flooring, a solid-fuel insert stove, and a large front-facing window that fills the room with natural light. To the rear of the property is a generous open-plan kitchen/dining room with laminate wood flooring and a range of white fitted units complemented by solid wood worktops. The kitchen is equipped with a Belfast sink, oven, hob, and integrated dishwasher. Patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. Adjacent to the kitchen is a practical utility room, plumbed for a washing machine and tumble dryer, with ample storage and a rear door providing convenient access to the garden.

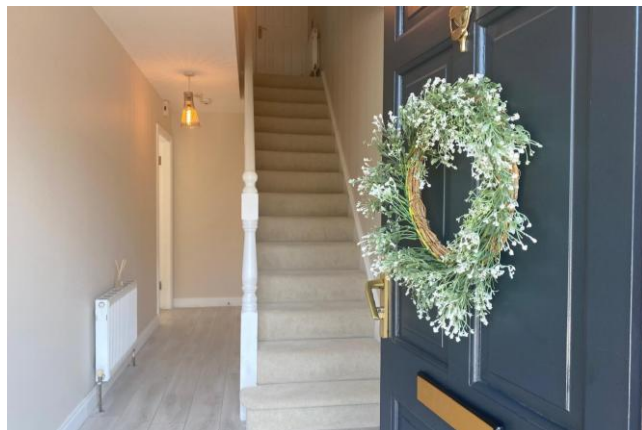
Upstairs, there are three well-proportioned bedrooms. Two of the bedrooms feature carpet flooring, while the master bedroom benefits from laminate wood flooring and a fully tiled en-suite bathroom, complete with a W.C., W.H.B. and shower. A fully tiled family bathroom, fitted with a W.C., W.H.B. and shower, completes the first-floor accommodation.

Externally, the property features low-maintenance concrete areas to both the front and rear. The front of the property provides off-street parking for two vehicles, while the enclosed rear yard offers a tidy and easily maintained outdoor space.

Viewing is highly recommended.

FEATURES

- Property located in a sought after estate, within walking distance to Nenagh town centre.
- O.F.C.H, mains water and septic tank.
- Ideal family home, retirement or investment property.
- Fibre Broadband in the area.
- Property built in 2001



ACCOMMODATION

Ground Floor

- Entrance hallway 5.65m (18'6") x 1.79m (5'10") Laminate wood flooring & carpeted stairs to the first floor
- Guest W.C. 1.87m (6'2") x 0.77m (2'6") Tiled flooring, W.C. & W.H.B.
- Living room 4.64m (15'3") x 3.91m (12'10") Laminate wood flooring and insert solid fuel stove
- Kitchen/Dining room 3.89m (12'9") x 3.81m (12'6") Laminate timber flooring, fitted base units, electric oven and hob, integrated dishwasher and double sliding door to the rear yard
- Utility room 2.74m (9'0") x 1.08m (3'7") Laminate wood flooring and plumbed for washing machine & dryer

First Floor

- Bedroom 1 2.88m (9'5") x 2.41m (7'11") Carpeted flooring
- Bedroom 2 3.71m (12'2") x 2.88m (9'5") Carpeted flooring
- Bedroom 3 3.53m (11'7") x 3.52m (11'7") Laminate wood flooring
- En-suite bathroom 2.69m (8'10") x 1.61m (5'3") Fully tiled, shower, W.C. & W.H.B
- Bathroom 2.61m (8'7") x 2.32m (7'7") Fully tiled, electric shower, W.C. & W.H.B.





PRICE

€329,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

The Millersbrook development is situated on the Borrisokane road. From Tesco head towards the Nenagh bypass on the R497. Take the first right turn just after the petrol station. In the Millersbrook estate continue onto The Grove and the property will be identified by our For Sale sign.

Eircode: E45 NT22

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 112748140

Energy Performance Indicator: 223.51kWh/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.

