

# REA

# Eoin Dillon



FOR SALE BY PRIVATE TREATY

246A Coille Bheithe  
Nenagh  
County Tipperary  
E45 P274

AMV €134,950



## DESCRIPTION

A bright and well presented ground floor two bedroom apartment in this modern sought after development close to Nenagh town centre and all amenities.

This property comprises of an entrance hallway with a laminate wood flooring connecting you to an open plan kitchen/dining/living room. The kitchen is fully fitted with a timber floor, over the counter wall tiling, electric oven and hob and plumbed for a washing machine. An archway leads you to the living/dining area which features a laminate wood floor. There are two double bedrooms in this apartment both with laminate wood flooring. The main bedroom has an en-suite bathroom. The main bathroom has a tiled floor, partially tiled walls, bath, W.C. and W.H.B.

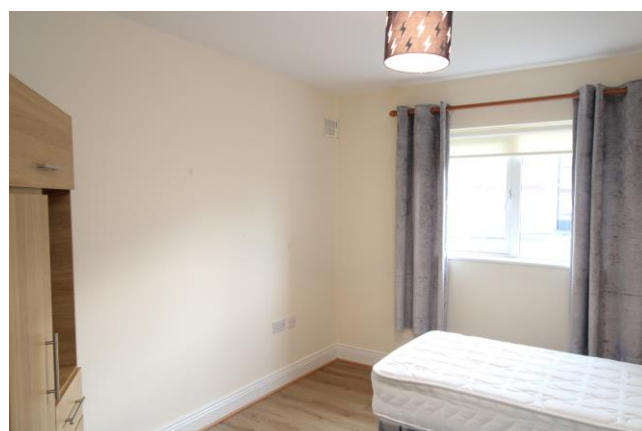
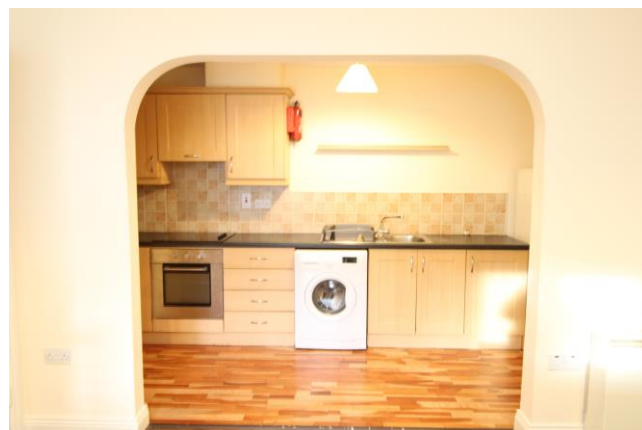
There is parking to the front of the property. This bright and spacious apartment is in turnkey condition and ready for immediate occupancy.

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

Viewing highly recommended. Video tour available on request.

## FEATURES

- Situated within walking distance of Nenagh town centre and all amenities
- Storage heaters, mains water and sewerage
- High speed broadband available
- Ground floor apartment
- Ideal investment or first time buyer property
- Management fees 2022: €950



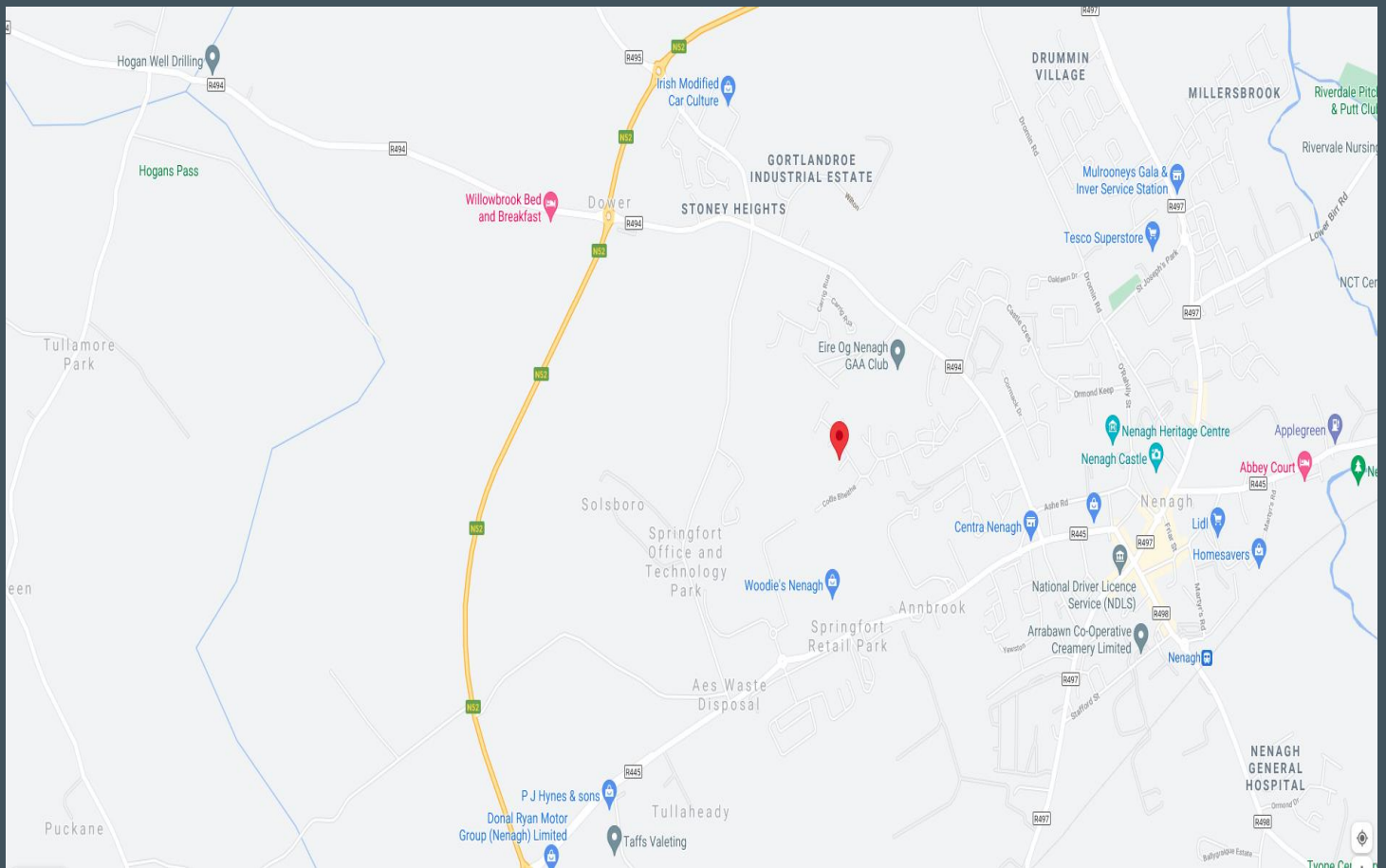


## ACCOMMODATION

### Ground Floor

- |                      |                               |   |
|----------------------|-------------------------------|---|
| • Entrance hallway   | 1.01m (3'4") x 1.01m (3'4")   | Laminate wood flooring  |
| • Kitchen            | 4.72m (15'6") x 1.81m (5'11") | Timber flooring with fitted units, electric oven and hob                |
| • Living/Dining room | 4.12m (13'6") x 3.96m (13'0") | Laminate wood flooring  |
| • Bathroom           | 2.18m (7'2") x 1.85m (6'1")   | Tiled flooring, partially tiled walls, bath, W.C. and W.H.B             |
| • Bedroom 1          | 3.49m (11'5") x 2.76m (9'1")  | Laminate wood flooring  |
| • En-suite bathroom  | 1.75m (5'9") x 1.52m (5'0")   | Tiled flooring, partially tiled walls, electric shower, W.C. and W.H.B. |
| • Bedroom 2          | 3.48m (11'5") x 3.19m (10'6") | Laminate wood flooring  |





## PRICE

€134,950

## 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

The Coille Bheithe development is situated just off St. Conlon's road in Gortlandroe. From the Post Office Nenagh turn right onto St. Conlon's road. At the Office of the Revenue Commissioners turn left onto Coille Bheithe development. The property will be on your right hand side.  
Eircode: E45 P274

## BUILDING ENERGY RATING (BER)

BER: D1

BER No: 107498560

Energy Performance Indicator: 258.58 k/Wh/m<sup>2</sup>/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.

