

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Apt 8 Hazelgrove, Towerhill
Borrisokane
County Tipperary
E45 EV52

AMV €109,950

BER D2

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this well presented two bedroom first floor apartment within walking distance to Borrisokane town centre and all amenities. This well finished apartment is presented for sale in turn key condition.

You enter the property into an entrance hallway with laminate timber flooring, a hotpress and a cloakroom. This leads you to the open plan kitchen/living/dining room which features laminate wood flooring, full range of fitted units, electric oven and hob and is plumbed for a washing machine.

There are two double bedrooms in this apartment; both with laminate wood flooring. The main bedroom has an en-suite bathroom which has a tiled floor, shower, W.C. and W.H.B. The shower room has tiled flooring, electric shower, W.C. and W.H.B.

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

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

Viewing recommended.

FEATURES

- Located conveniently within walking distance of Borrisokane town centre, park, school, shops etc
- Mains water, sewerage and electric storage heaters
- Two car parking spaces
- Ideal investment or first time buyer property
- Management fees 2024: €1,000

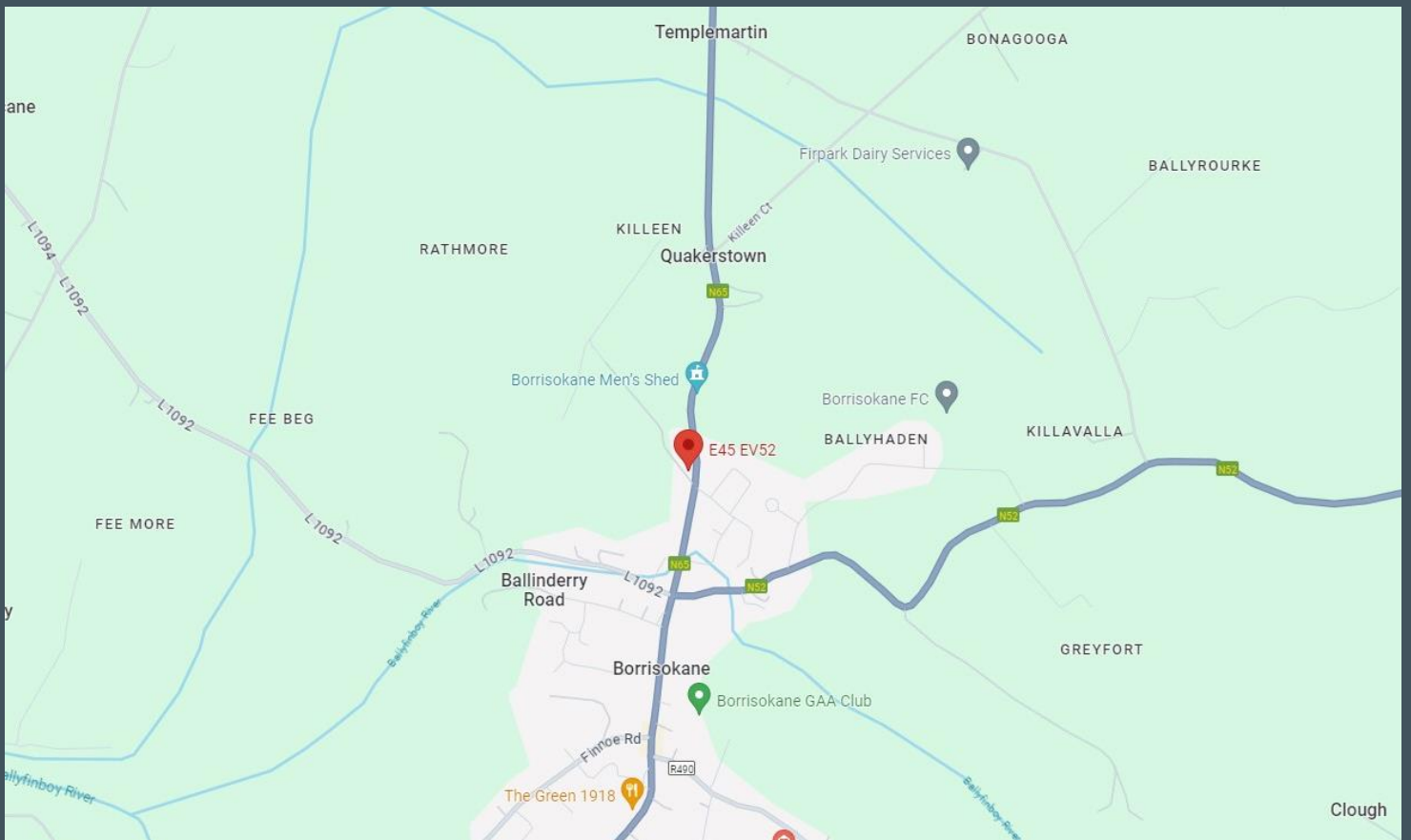


ACCOMMODATION

First Floor

- Entrance hallway 3.52m (11'7") x 1.02m (3'4") Laminate timber flooring
- Kitchen/Living/Dining room 5.53m (18'2") x 4.26m (14'0") Laminate timber flooring, fitted units, electric oven and hob and plumbed for washing machine
- Shower room 2.27m (7'5") x 1.98m (6'6") Tiled flooring, shower, W.C. & W.C.B.
- Bedroom 1 3.57m (11'9") x 2.58m (8'6") Laminate timber flooring
- Bedroom 2 3.57m (11'9") x 3.54m (11'7") Laminate timber flooring
- En-suite bathroom 1.99m (6'6") x 0.88m (2'11") Tiled flooring, shower, W.C. & W.H.B.





PRICE

€109,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town centre continue straight through the town on to the N65 take a left at Towerhill into Hazelgrove. The apartment will be on your left recognised by our sign. Eircode: E45 EV52

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 117628172

Energy Performance Indicator: 264.5 kWh/m²/yr



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