

# REA

# Eoin Dillon



2 BEDROOM APARTMENT  
G. I. A. 61.04 m<sup>2</sup> (656 sq. ft.)

FOR SALE BY PRIVATE TREATY

9 Avondale Court,  
Nenagh  
County Tipperary  
E45 F201

AMV €129,950



## DESCRIPTION

REA Eoin Dillon is delighted to present No. 9 Avondale Court, a spacious and well located first floor apartment in the exclusive Avondale Court complex in Nenagh, Co. Tipperary.

Ideal for first time buyers, investors, or anyone looking to downsize, this two bedroom residence offers a comfortable layout with potential for a touch of modern updating to make it truly your own.

Upon entering, you're welcomed into open plan kitchen and living area, thoughtfully designed to maximise both space and light. The living area centres around an open fire, creating a cozy atmosphere that complements the natural brightness of the space. The kitchen offers ample storage, counter space, and is plumbed for a dishwasher.

Two generously sized bedrooms provide comfort and flexibility, each benefiting from natural light, while the layout of these rooms also offers the option to create a home office if desired. The large bathroom features a bath with an electric shower over head and a wash hand basin with a spacious vanity.

A unique feature of this apartment is the small, private yard to the rear, complete with a wooden storage shed, perfect for garden tools, bicycles, or seasonal storage.

Off street parking and oil fired central heating add further convenience, while mains water and sewerage service the building.

Viewing is highly recommended.

## FEATURES

- Ideally located in Nenagh Town centre, within walking distance to all amenities
- Off street parking, oil fired central heating, mains water and sewerage
- Built in 1984, part of a gated community with just 12 apartments spread across three buildings
- Small yard to the rear of the apartment with a wooden storage shed.
- Management Fees for 2024: €1,300



## ACCOMMODATION

### First Floor Apartment

- Kitchen/ Dining 4.14m (13'7") x 3.95m (13'0") Fitted units, plumbed for dishwasher, electric oven and cooker
- Living Room 3.54m (11'7") x 3.63m (11'11") Open fireplace
- Bedroom 1 2.89m (9'6") x 2.33m (7'8") Sky light
- Bedroom 2 3.64m (11'11") x 3.19m (10'6") Built in wardrobe, carpet flooring
  
- Bathroom 2.9m (9'6") x 1.65m (5'5") Fully tiled, bath with electric shower over head, WC & WHB with vanity unt





### PRICE

€129,950

### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

### DIRECTIONS

The property is located just off William Street and is within easy walking distance of the town centre and all amenities.

Eircode: E45 F201

### BUILDING ENERGY RATING (BER)

BER: D2

BER No: 110234648

Energy Performance Indicator: 279.16 kWh/m<sup>2</sup>/yr

REA



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