

REA

Eoin Dillon



2 BEDROOM APARTMENT
G.I.A. 57.26m² (616 sq. ft.)

FOR SALE BY PRIVATE TREATY

104b Carrig Rua,
Nenagh
County Tipperary
E45 NY79

AMV €149,950

BER D1

DESCRIPTION

REA Eoin Dillon is proud to present this bright first floor, two bedroom apartment in this modern sought after development close to Nenagh town and all amenities.

From the entrance hall to your left is the open-plan living, dining, and kitchen area, boasting tiled flooring in the kitchen, laminate timber flooring in living area and a large front window that floods the space with natural light. The archway leads into the kitchen which has fully fitted timber units, an electric oven and hob, integrated fridge/freezer, integrated microwave and plumbing for a washing machine.

The apartment features two generous double bedrooms, each with laminate timber flooring. The main bathroom is well equipped with tiled flooring, a full sized bath with an overhead electric shower, W.C., and W.H.B.

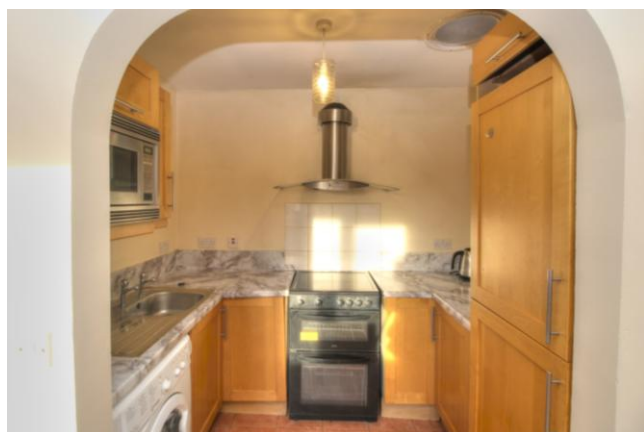
Additional benefits include communal parking to the front, ensuring easy access, and its turnkey condition.

This apartment is an excellent choice for first-time buyers, investors, or those looking to downsize into a low-maintenance property. Located just minutes from Nenagh town centre, schools, shops, and public transport links, it offers a combination of modern living and a prime residential location.

Viewing is highly recommended

FEATURES

- Situated within walking distance of Nenagh town centre and all amenities.
- Electric storage heaters, mains water and sewerage
- High speed broadband available
- Ideal investment or first time buyer property
- Management fees for 2024: €1,080

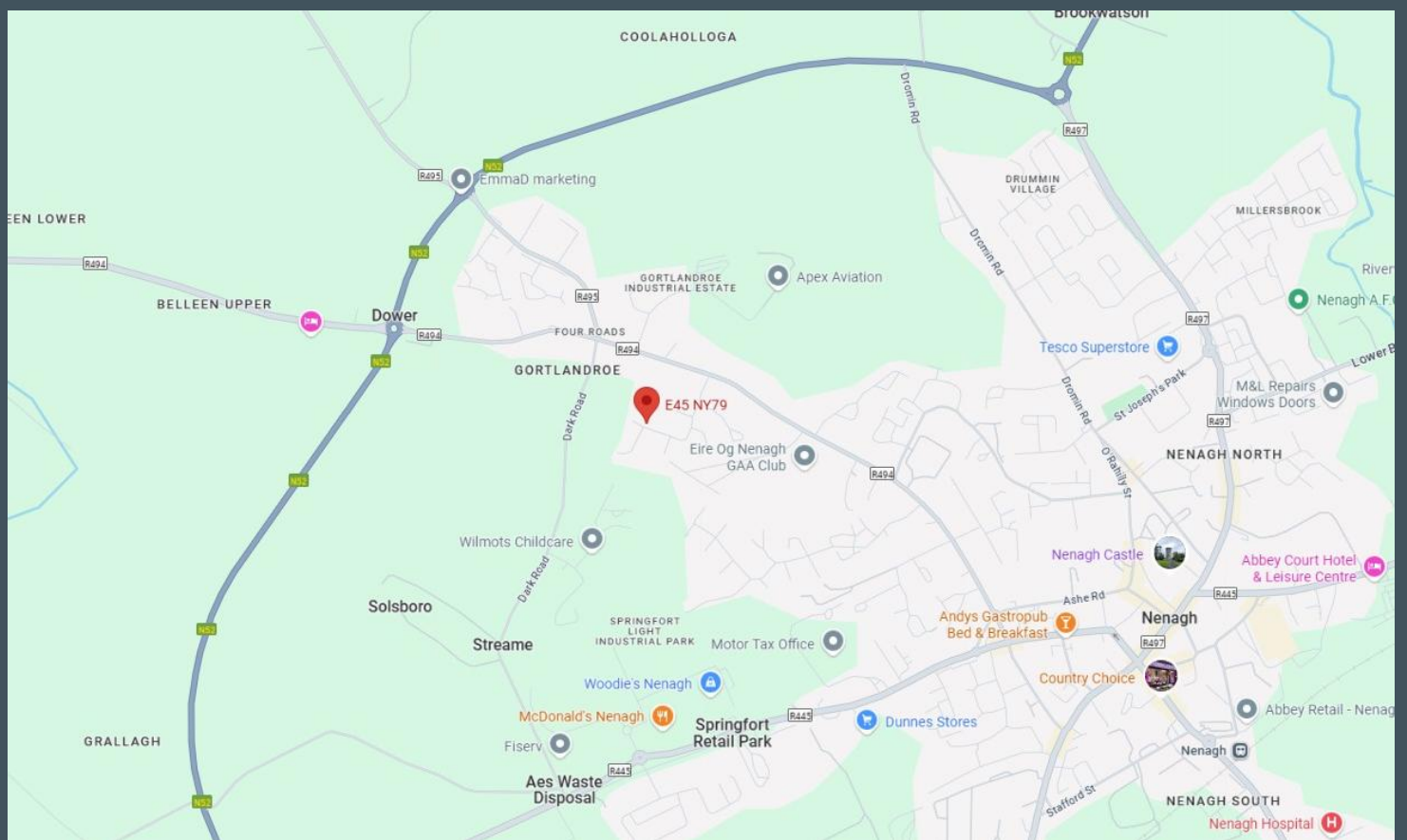


ACCOMMODATION

First Floor

- Living/ Dining Room 5.62m (18'5") x 3.97m (13'0") Laminate wood flooring
- Kitchen 2.57m (8'5") x 1.77m (5'10") Tiled flooring, fitted units, intergrated fridge/freezer, intergrated microwave, plumbed for washing machine
- Bathroom 2.26m (7'5") x 1.79m (5'10") Tiled flooring, bath with electric shower over head, WC & WHB
- Bedroom 1 3.26m (10'8") x 3.08m (10'1") Laminate wood flooring
- Bedroom 2 3.25m (10'8") x 3.12m (10'3") Laminate wood flooring





PRICE

€149,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From the Post Office in Nenagh, turn right onto St. Conlon's Road. Proceed out this road, passing the hurling field. Take the left turn immediately after the petrol station into the Carrig Rua development. In the development continue going straight to the end of the estate and the apartment will be on your right hand side identified by our For Sale sign. Eircode: E45 NY79

BUILDING ENERGY RATING (BER)

BER: D1

BER No: 118066588

Energy Performance Indicator: 230.35 kWh/m²/yr

