

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

7 Silvermews
Nenagh
County Tipperary
E45 VW86

AMV €199,950

BER C2

DESCRIPTION

REA Eoin Dillon is proud to present to the market a superb opportunity to acquire a charming three-bedroom mid-terrace two-storey property situated in the heart of Nenagh town centre.

This residence is ideal for first-time buyers or as an investment opportunity.

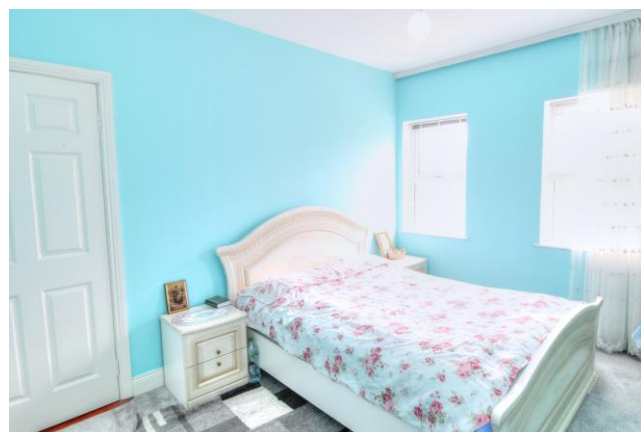
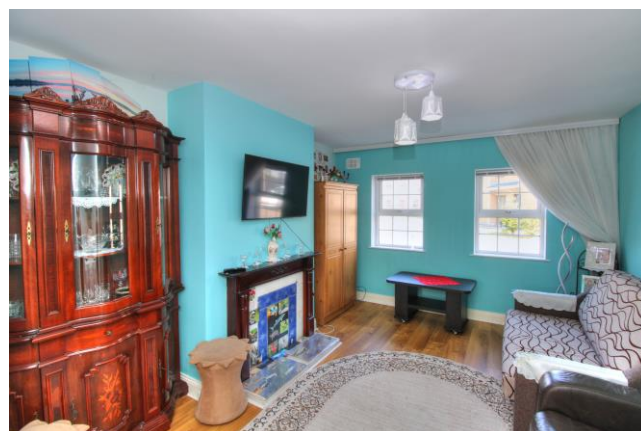
Accommodation consists of an entrance hallway with laminated timber flooring and carpeted stairs leading to the first floor. The sitting room is a lovely, bright space with two front aspect windows, an open fire and laminate timber flooring. An arch way leads into the fully fitted kitchen/dining room. The utility room has a built-in press, a rear access door, and is plumbed for a washing machine and dishwasher. There is also a W.C. conveniently located on the ground floor. Upstairs, the first-floor landing leads to three bedrooms and a family bathroom.

The Silvermews estate has been well finished by the developers and incorporates attractive brick detailing and paved areas. The property boasts a low maintenance rear exterior and is not overlooked, providing additional privacy.

This well-maintained property in the desirable Silvermews estate represents an ideal starter home or investment property. Viewing recommended.

FEATURES

- Situated within a few minutes walk to Nenagh town centre and all amenities
- O.F.C.H., mains water & sewerage
- Low maintenance yard to the rear
- Downstairs W.C.
- Potential home or investment opportunity



ACCOMMODATION

Ground Floor

- Entrance hallway 4.81m (15'9") x 1.77m (5'10") Laminate wood flooring
- Living room 4.15m (13'7") x 3.35m (11'0") Laminate wood flooring and open fireplace.
- Kitchen/Dining room 4m (13'1") x 3.53m (11'7") Laminate wood flooring, full range of wall & base units, integrated oven and hob
- Utility room 2.18m (7'2") x 1.77m (5'10") Laminate wood flooring, plumbed for washing machine and dishwasher

- Guest W.C. 1.65m (5'5") x 0.66m (2'2") Tiled flooring

First Floor

- Bedroom 1 3.99m (13'1") x 2.99m (9'10") Carpet flooring
- Bedroom 2 4.17m (13'8") x 2.99m (9'10") Carpet flooring & fitted wardrobe
- Bedroom 3 2.45m (8'0") x 2.33m (7'8") Carpet flooring
- Bathroom 2.74m (9'0") x 2.33m (7'8") Tiled flooring, W.C., W.H.B bath & electric shower





PRICE

€199,950

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

The Silvermews Estate is located on Upper Silver Street Nenagh, opposite the old Mulqueens Store. Once you enter the estate Number 7 will be straight ahead, recognised by our 'For Sale' sign. Eircode: E45 VW86

BUILDING ENERGY RATING (BER)

BER: C2

BER No: 111209854

Energy Performance Indicator: 198.83 kWh/yr/m²

REA



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.

