

# REA

# Eoin Dillon



4 BEDROOM SEMI DETACHED  
G.I.A. 121.42m<sup>2</sup> (1,307 sq. ft.)

FOR SALE BY PRIVATE TREATY

223 Coille Bheithe,  
Nenagh  
County Tipperary  
E45 N660

AMV €299,950



## DESCRIPTION

REA Eoin Dillon are delighted to present this beautifully maintained 4 bedroom home, located in a modern and highly sought-after development just minutes from Nenagh town centre and all local amenities. Presented in turn-key condition, this spacious property is ready for immediate occupancy.

On entering the property you are greeted by an entrance hallway which has tiled flooring, guest W.C. and carpeted stairs leading to the first floor. To your right is the spacious and bright living room which has laminate wood flooring and an open fireplace. To the left, the light-filled kitchen/dining area offers tiled flooring, ample wall and base units, an electric oven and hob, and plumbing for both a dishwasher and washing machine. Double doors open out to the rear garden, allowing natural light to flood the space.

On the first floor are the four bedrooms all featuring carpeted flooring. The master bedroom has the added benefit of an en-suite bathroom which has a tiled floor and shower area, electric shower, W.C. and W.H.B. The family bathroom is also located on the first floor and has a tiled floor and bath area, bath with an overhead shower, W.C. and W.H.B.

Externally this property has a tarmac driveway and a lawned garden with patio area and shed to the rear, accessible through a side entrance.

This house represents an ideal family home or investment property.

Viewing is highly recommended.

## FEATURES

- Situated within walking distance of Nenagh town centre & all amenities
- O.F.C.H., mains water & sewerage
- Built in 2007.
- The property currently holds a C1 energy rating, we understand it has potential to upgrade to a B rating with the addition of approx. 200mm of attic insulation.
- Property ready for immediate occupancy
- Side garden and shed with patio area





## ACCOMMODATION

### Ground Floor

•	Entrance Hall	5.64m (18'6") x 1.96m (6'5")	Tiled flooring, carpeted stairs to first floor
•	Kitchen / Dining Room	5.96m (19'7") x 3.07m (10'1")	Tiled flooring, fitted wall & base units, electric oven and hob, plumbed for washing machine & dishwasher and double doors to the rear garden
•	Living Room	5.98m (19'7") x 3.65m (12'0")	Laminate flooring, open fireplace
•	Guest WC	1.99m (6'6") x 1.3m (4'3")	Tiled flooring, W.C. and W.H.B.

### First Floor

•	Bedroom 1	3.64m (11'11") x 3.07m (10'1")	Carpeted floor and ensuite
•	Ensuite	1.56m (5'1") x 1.44m (4'9")	Fully tiled, electric shower, WC & WHB
•	Bedroom 2	3.52m (11'7") x 2.98m (9'9")	Carpeted floor
•	Bedroom 3	3.52m (11'7") x 2.88m (9'5")	Carpeted floor
•	Bedroom 4	3.6m (11'10") x 2.71m (8'11")	Carpeted floor
•	Bathroom	1.94m (6'4") x 1.82m (6'0")	Fully tiled, bath with shower over head, WC and WHB





### PRICE

€299,950

### 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

From the Post Office in Nenagh, turn right onto St. Conlon's road. At the Office of the Revenue Commissioners turn left in to the Coille Bheithe development. Continue into the estate & the property will be on your left hand side identified by our For Sale sign. Eircode: E45 N660

### BUILDING ENERGY RATING (BER)

BER: C1

BER No: 104960992

Energy Performance Indicator: 156.09 kWh/m<sup>2</sup>/yr



the mark of  
property  
professionals  
worldwide



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.



Ireland's Biggest Property Website

