

REA

Eoin Dillon



5 BEDROOM TOWNHOUSE
G.I.A. 172.74m² (1,859 sq.ft.)

FOR SALE BY PRIVATE TREATY

14 Sarsfield Street,
Nenagh
County Tipperary
E45 W993

AMV €149,950

BER D2

DESCRIPTION

REA Eoin Dillon are delighted to present 14 Sarsfield Street, a spacious 5 bedroom townhouse ideally located in Nenagh town centre, just steps from all local amenities.

Built in the early 1900s, this home blends period charm with exciting potential. Spanning approx. 172.74 sq.m. (1,859 sq.ft.), the layout offers generous living space across four floors, ready for modernisation to suit your style.

Accommodation includes an entrance hall, home office, living room with a traditional oil range, dining room, and a kitchen with patio doors to the rear garden. A shower room and WC complete the ground floor. Upstairs are five bedrooms spread across three levels, along with an additional WC.

Externally, the property features a large, private rear garden. There's also the convenience of rear access gates allowing for secure parking, as well as a garden shed for additional storage.

The home sits on a generous site measuring approximately 324 sq.m. (0.08 acres) and is serviced by mains water, mains sewerage, oil-fired central heating, and internet connectivity

This property is perfect for those looking to add their own personal touch to a substantial home in a central location.

Contact us to arrange a viewing on 067-33468 or info@readillon.ie

FEATURES

- Prime Town Centre Location. Walking distance to shops, schools, cafes, and all local amenities
- Extending to approx. 172.74 sq.m. with flexible living spaces
- Generous rear garden with patio area, garden shed, and rear access gates suitable for parking.
- Ideal opportunity to modernise and put your own stamp on a substantial period home
- Built in 1900`s, oil fired central heating, mains water and sewerage



ACCOMMODATION

Ground Floor

- | | | |
|--------------------|-------------------------------|---|
| • Entrance Hallway | 4.03m (13'3") x 1.31m (4'4") | Tiled flooring |
| • Office/Study | 3.85m (12'8") x 2.54m (8'4") | Lino flooring |
| • Dining Room | 9.85m (32'4") x 3.87m (12'8") | Tiled flooring with oil range cooker |
| • Kitchen | 6.54m (21'5") x 1.96m (6'5") | Tiled flooring, dishwasher and plumbed for a washing machine and dryer. |
| • Guest W.C. | 1.92m (6'4") x 1.12m (3'8") | Tiled flooring with W.C. and W.H.B. |
| • Guest Bathroom | 2.18m (7'2") x 1.82m (6'0") | Fully tiled with walk in electric shower W.C & W.H.B. |

First Floor

- | | | |
|-------------|-------------------------------|-----------------|
| • Bedroom 1 | 4.03m (13'3") x 3.68m (12'1") | Lino flooring |
| • Bathroom | 2.2m (7'3") x 1.45m (4'9") | W.C. and W.H.B. |

Second Floor

- | | | |
|-------------|------------------------------|---------------|
| • Bedroom 2 | 3.49m (11'5") x 2.06m (6'9") | Lino flooring |
| • Bedroom 3 | 3.96m (13'0") x 3.7m (12'2") | Lino flooring |

Third Floor

- | | | |
|-------------|--------------------------------|---------------|
| • Bedroom 4 | 4.02m (13'2") x 3.61m (11'10") | Lino flooring |
| • Bedroom 5 | 3.9m (12'10") x 2.02m (6'8") | Lino flooring |





PRICE

€149,950

DIRECTIONS

Centrally located - please see eircode E45 W993

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 118312461

Energy Performance Indicator: 275.3 kWh/m²/yr

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PSRA - 001790



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