

REA

Eoin Dillon



3 BEDROOM DETACHED
G.I.A. 91.37 m² (983 sq. ft.)

FOR SALE BY PRIVATE TREATY

2 Glengown, Silvermines
Nenagh
County Tipperary
E45 H704

AMV €249,950

BER D2

DESCRIPTION

REA Eoin Dillon presents to the market this charming three bedroom well presented bungalow in Silvermines village; just 5.5km from the Limerick/Dublin M7 motorway, and less than 9km from Nenagh town centre and all amenities.

This property has been tastefully decorated and consists of a living room, kitchen/dining room, wet room and three bedrooms.

You enter the property through double doors from the rear into the bright kitchen/dining room featuring laminate timber flooring, full range of modern fitted units, electric oven and hob. Off the kitchen is the utility room which has a tiled floor and is plumbed for a washing machine and dryer. The living area comprises of laminate wood flooring.

There are three bedrooms in this residence all with laminate wood flooring. The main bedroom has built-in wardrobes.

The bathroom boasts a tiled floor, partially tiled walls, wall panelling, bath, electric shower, W.C & W.H.B.

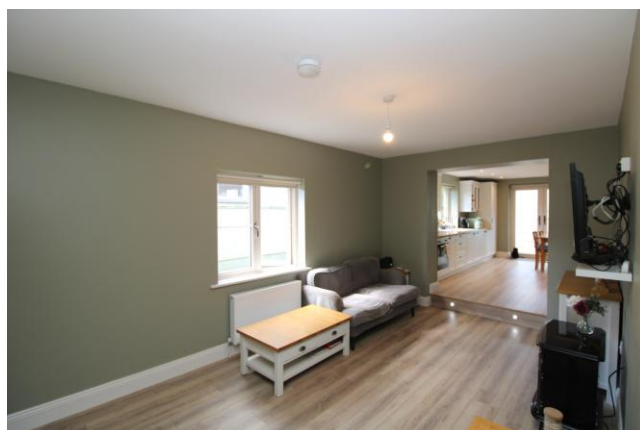
Externally this property has a gravel driveway, low maintenance front lawn & concrete yard to the rear. This property benefits from a shed measuring 6.24m x 3.10m.

This well maintained property offers prospective purchasers an opportunity of acquiring a turnkey home in a picturesque countryside setting.

Viewing highly recommended.

FEATURES

- Three bedroom bungalow ready for immediate occupancy
- Property ideally located in Silvermines village, just 9km from Nenagh town centre and all amenities
- O.F.C.H, mains water & sewerage
- Shed to the rear measuring 19.34 sq. m (208 sq. ft)
- Property built: 1972



ACCOMMODATION

Ground Floor

- Kitchen/Dining room 4.73m (15'6") x 3.28m (10'9") Laminate timber flooring, full range of kitchen units, electric oven and hob and double doors to the rear yard
- Living room 6.99m (22'11") x 4.92m (16'2") Laminate flooring
- Utility room 2.66m (8'9") x 1.69m (5'7") Tiled flooring, plumbed for washing machine & dryer
- Bedroom 1 3.78m (12'5") x 2.88m (9'5") Laminate timber flooring & built-in wardrobes
- Bedroom 2 3.79m (12'5") x 2.75m (9'0") Laminate timber flooring
- Bedroom 3 4.35m (14'3") x 1.91m (6'3") Laminate timber flooring
- Bathroom 4.91m (16'1") x 1.09m (3'7") Tiled flooring, partially tiled walls, bath, electric shower, W.C. & W.H.B.





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the Ciamaltha Road and follow the signs to the Silvermines village. When you enter the Silvermines village continue onto Main Street. At the church turn right onto Old road. Take the next left & the property will be on your right identified by our For Sale sign. Eircode: E45 H704

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 105821508

Energy Performance Indicator: 284.59 kWh/m²/yr

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.

