

REA

Eoin Dillon



3 BEDROOM DORMER
G.I.A. 134.61m² (1,449 sq. ft.)

FOR SALE BY PRIVATE TREATY

6 Ciamaltha Meadows
Nenagh
County Tipperary
E45 YN59

AMV €374,950

BER D1

DESCRIPTION

REA Eoin Dillon are delighted to present this well proportioned and spacious three bedroom detached home, ideally located in one of Nenagh`s most highly regarded residential areas, just a short stroll from the town centre and a wide range of amenities. Set in a quiet, family friendly neighbourhood, it is an ideal choice for first time buyers, families, or those looking to put their own stamp on a home.

The ground floor accommodation comprises of an entrance hall with carpet flooring and stairs leading to the first floor. To the left is a bright and generous living/dining room featuring carpet flooring, an open fireplace with a wooden surround, and glass patio doors that open to the rear garden. The kitchen, located at the rear of the property, is fitted with wooden units and tiled flooring, and enjoys an abundance of natural light through its large sliding glass doors. A separate utility room, plumbed for a washing machine and dryer, provides additional storage and convenience. Also on the ground floor is a double bedroom with carpet flooring and a guest W.C., offering flexible accommodation for guests or a home office.

Upstairs there are two further spacious double bedrooms, both with built-in wardrobes and carpet flooring. The main bedroom benefits from its own en-suite bathroom, while a fully tiled family bathroom with a bath, W.C. and W.H.B. completes the first floor accommodation.

Externally, the property features a tarmac driveway with off street parking for two vehicles and mature gardens to the front and rear. While the home would benefit from modernisation, it presents a fantastic opportunity to acquire a detached property in a highly desirable location.

Viewing is highly recommended.

FEATURES

- Located just a few minutes walk from Nenagh town centre and all amenities
- O.F.C.H, mains water and sewerage
- Built in 1997 this property has been well maintained
- Front and rear mature gardens
- Ideal family home
- Property last occupied in 2017



ACCOMMODATION

Ground Floor

- Entrance Hall 4.56m (15'0") x 2.36m (7'9") Carpet flooring and stairs to the first floor.
- Living/ Dining Room 7.76m (25'6") x 3.63m (11'11") Carpet flooring and open fire place.
- Kitchen 6.34m (20'10") x 3.34m (10'11") Tiled flooring, fitted units, plumbed for dishwasher, electric oven and hob
- Utility 6.69m (21'11") x 2.87m (9'5") Tiled flooring, plumbed for washing machine and dryer and rear access
- W.C. 1.33m (4'4") x 1.2m (3'11") Tiled flooring, W.C. and W.H.B
- Bedroom 1 3.82m (12'6") x 3.02m (9'11") Carpet flooring

First Floor

- Bedroom 2 3.79m (12'5") x 2.38m (7'10") Carpet flooring & built in wardrobe
- En-suite 1.76m (5'9") x 1.04m (3'5") Fully tiled, electric shower unit, W.C and W.H.B
- Bathroom 3.04m (10'0") x 1.93m (6'4") Fully tiled, bath, W.C and W.H.B
- Bedroom 3 5.19m (17'0") x 4.32m (14'2") Carpet flooring & built in wardrobe





PRICE

€374,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

At the Costello's petrol station take the first right turn into the Ciamaltha Meadows development. Continue into the estate and take the 1st right turn and the property will be on your right identified by our For Sale sign. Eircode: E45 YN59

BUILDING ENERGY RATING (BER)

BER: D1

BER No: 118734680

Energy Performance Indicator: 253.42 kWh/m²/yr



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