

# REA

# EOIN DILLON



3 BEDROOM MID TERRACE  
G.I.A. 98.31m<sup>2</sup> (1,058 sq.ft.)

FOR SALE BY ONLINE AUCTION

156 Coille Bheithe,  
Nenagh,  
County Tipperary.  
E45 FA07

AMV €110,000

Online Auction: Thursday 16<sup>th</sup> August 2018.

Bidding commences at 10.00 am and closes at 11.00 am.

Interested parties should register in advance of the auction on <https://readillon.reaonlineauctions.ie> **AND** pay/pre authorise a €5,000 bidding deposit together with a €100 registration fee.

BER C2

## DESCRIPTION

REA Eoin Dillon are delighted to bring to our online auction a three bedroom home in a quiet cul-de-sac in this modern, sought after development close to the town centre and all amenities.

The property comprises: entrance hallway with tiled flooring and a toilet under the stairs. The spacious sitting room to the right features a cast iron inset open fire place and laminate wood flooring. The kitchen/dining room is to the rear of the property with fully fitted units, tiled floor, built in hob/oven and is plumbed for a dishwasher and washing machine.

Wooden stairs lead up to the first floor where there are three bedrooms all with built in wardrobes. In addition, the master bedroom is en-suite. The family bathroom is partially tiled with W.C., W.H.B. and bath.

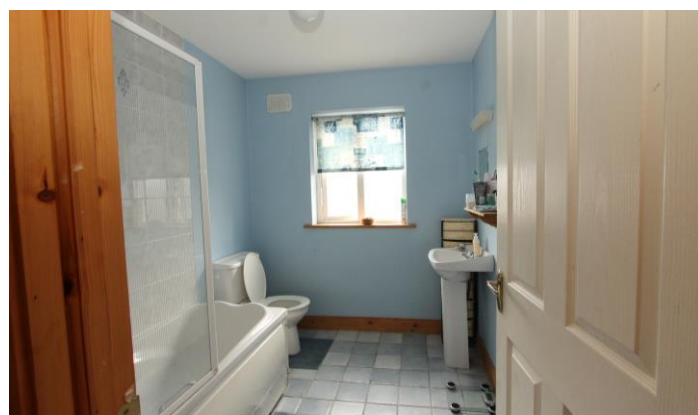
Parking is available to the front of the property and there is a garden to the rear with rear access. This house represents an ideal family home or investment property.

Online bidding commences Thurs 16<sup>th</sup> Aug 2018 at 10.00 am and closes at 11.00 am or 60 seconds after the last bid after 11.00 am. Interested parties should register in advance of the auction on <https://readillon.reaonlineauctions.ie> and pay/pre authorise a €5,000 bidding deposit and €100 registration fee.

The house is currently let too long term tenants at a rent of €100 pw and is being sold with the benefit of the tenants in possession. It will be up to the new owner to agree a new lease with the tenants.

## FEATURES

- Situated within walking distance of Nenagh town centre and all amenities.
- Ideal investment property.
- O.F.C.H., mains water and sewerage.
- Built in wardrobes in all bedrooms.



## ACCOMMODATION

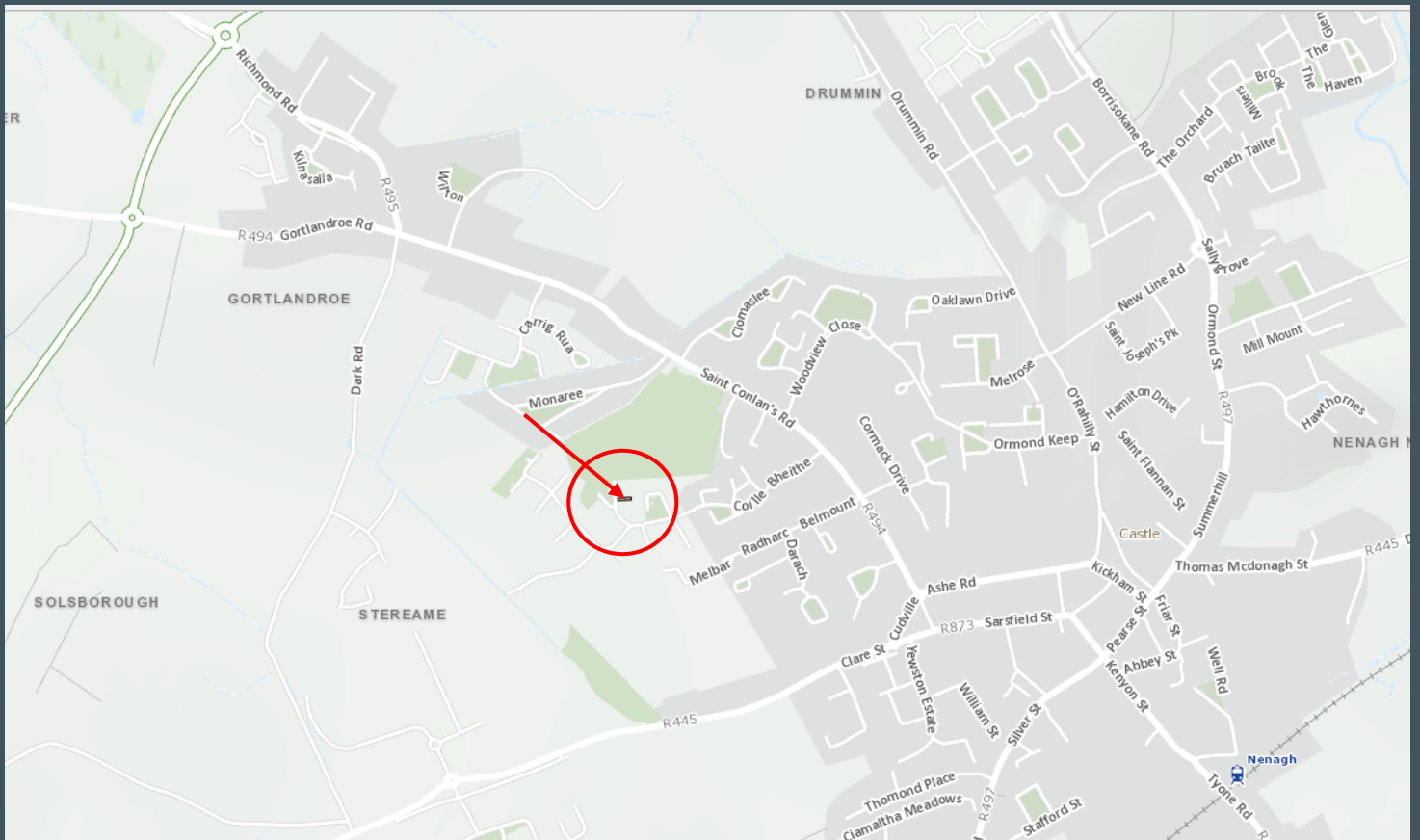
### Ground floor

- **Entrance hall** 5.76m x 1.86m Tiled floor and stairs to the first floor.
- **Living room** 4.23m x 3.51m Laminate wood flooring and open fire.
- **Kitchen** 5.48m x 3.06m Fully fitted kitchen with tiled floor and sliding doors to the rear.
- **W.C.** 1.50m x 1.50m Tiled floor with W.C. & W.H.B.

### First floor

- **Bedroom 1** 2.75m x 2.68m Solid timber floor and fitted wardrobe.
- **Bedroom 2** 3.94m x 2.68m Solid timber floor and fitted wardrobe.
- **En-suite** 2.54m x 1.00m Tiled floor, W.C., W.H.B. and electric shower.
- **Bathroom** 2.58m x 2.06m Tiled floor with W.C., W.H.B. and bath.
- **Bedroom 3** 3.77m x 3.28m Solid timber floor and fitted wardrobe.





## PRICE

€110,000

## VIEWING

By appointment

Contact Negotiator:

Eoin Dillon or Enda Clifford

42 Kenyon St.  
Nenagh,  
Co. Tipperary

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA: 001790

## DIRECTIONS

The Coille Bheithe development is situated just off St. Conlons road in Gortlandroe. 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. Take the 4<sup>th</sup> turn on the right hand side and the property is on the right hand side and is identified by our for sale sign.

For more photos of this property please go to our website [www.readillon.ie](http://www.readillon.ie).

You can also view this property at [www.myhome.ie](http://www.myhome.ie) & [www.daft.ie](http://www.daft.ie).

## BUILDING ENERGY RATING (BER)

BER: RATING C2

BER No: 111146684

Energy Performance Indicator: 180.36 Kwh/m<sup>2</sup>/yr



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 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.

