



Contact:
Sherry FitzGerald Talbot
52 Kenyon Street
Nenagh
Co Tipperary
Negotiator: William Talbot

T: 067 31496 **F:** 067 33445
E: info@talbots.ie

Viewing Details

Strictly by appointment with Sherry FitzGerald Talbot.
Please ring us to make an appointment. We are open from
9.30 am to 5.30 pm Monday to Friday.

sherryfitz.ie

Please note that the provision of this product or service does not require licensing, authorisation, or registration with the Central Bank of Ireland and as a result it is not covered by the Central Bank of Ireland requirements designed to protect consumers or by a statutory compensation scheme.

Talbot Auctioneers Limited t/a Sherry FitzGerald Talbot is a tied mortgage agent acting solely on behalf of EBS Building Society. EBS Building Society is regulated by the Central Bank of Ireland Chief office of EBS: The EBS Building, 2 Burlington Road, Dublin 4 Registered No 139

Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 - 2 The vendor does not make or give Sherry FitzGerald Talbot or its staff authorised to make or give any representation or warranty in respect of this property.
 - 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 - 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 - 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
- Auctioneers Licence Number LIA 0021

For Sale by Private Treaty

Offers in region of €309,500

**Sherry
FitzGerald
Talbot**



**Castlequarter
Toomevara
Nenagh
Co Tipperary**



Sale of a magnificent newly constructed dormer bungalow standing on 0.5 acre site. This residence, which was constructed to exacting standards is sure to impress. Located in a friendly rural district within five minutes walk of Toomevara's schools, shops etc. And 7 km of Nenagh. The auctioneers confidently invite inspection which is strictly by appointment.



Accommodation

Entrance Hall 14'9" x 15'9" (4.5m x 4.8m)

Sitting Room 14'9" x 14'9" (4.5m x 4.5m): with bay window

Kitchen 21'8" x 13'1" (6.6m x 4m)

Conservatory 12'6" x 12'10" (3.8m x 3.9m): with patio door

Utility 8'10" x 13'9" (2.7m x 4.2m): plumbed with w.c and handbasin

Bedroom 1 11'10" x 12'10" (3.6m x 3.9m): with bay window

Bedroom 2 12'10" x 13'5" (3.9m x 4.1m)

Downstairs Toilet 9'2" x 5'3" (2.8m x 1.6m)

Upstairs

Bedroom 3 12'10" x 14'9" (3.9m x 4.5m):

Ensuite 12'10" x 8'2" (3.9m x 2.5m): with electric shower, w.c. and handbasin

Bedroom 4 10'10" x 9'10" (3.3m x 3m)

Bedroom 5 13'9" x 14'9" (4.2m x 4.5m): with walk in wardrobe

Ensuite 7'3" x 7'10" (2.2m x 2.4m): with electric shower, w.c. and handbasin

Bathroom 12'2" x 5'11" (3.7m x 1.8m)

Services

Electricity, telephone, ofch, mains water and drainage by septic tank.



Garden

Garage 6.5m x 4.7m

Directions

Proceed from Nenagh into Toomevara village. Turn right in Village heading towards Dolla property is located 1 km on the right handside with sign