

For Sale

Asking Price: €249,500

Sherry
FitzGerald
Talbot



Annbrook, Limerick Rd,
Nenagh, E45 YD79

sherryfitz.ie



A delightful family residence (in need of modernisation) together with detached garage set in private gardens comprising 0.13 ha (0.33 acres). Located in an enviable location, opposite Dunnes Stores, 300 metres of Nenagh Retail park and 1 km from the Commercial centre of town. This residence is sure to impress perspective Purchasers and inspection is confidently recommended.



Features & Services

- Mains water, sewerage, ofch, electricity, double glazing pvc windows

Accommodation

Back Hall 0.9m x 1.45m (2'11" x 4'9"): with tiled floor

W.C. 0.9m x 2.2m (2'11" x 7'3"): with w.c. handbasin & tiled

Kitchen 2.7 (8'10")m x 2.3 (7'7")m / 3.2 (10'6")m x 4.85 (15'11")m: fully fitted cream kitchen units, electric hob and oven, tiled floor, hotpress, double french doors leading to conservatory

Conservatory 2.65m x 3.35m (8'8" x 11'): tiled floor, door to garden area, vaulted ceiling

Living Area 5.2m x 3.2m (17'1" x 10'6"): marble fireplace inset stove, teak flooring

Entrance Hall 3.4m x 3.2m (11'2" x 10'6"): teak flooring, under stair storage

Living Room 7m x 3.2m (23' x 10'6"): tiled fireplace, fitted teak cabinets

Upstairs

Bedroom 1 4.25m x 3.1m (13'11" x 10'2"): fitted wardrobes

Bedroom 2 3.35m x 3.15m (11' x 10'4"):

Bedroom 3 3.5m x 2.25 (11'6" x 2.25): timber floor and built in wardrobe

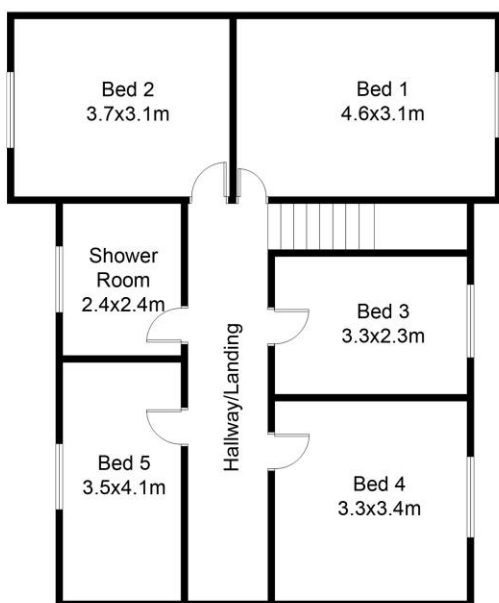
Shower Room 2.5m x 2.4m (8'2" x 7'10"): fully tiled, wheelchair access shower, wc, handbasin

Bedroom 4 3.5m x 3.4 (11'6" x 3.4): built in wardrobe and
Garden

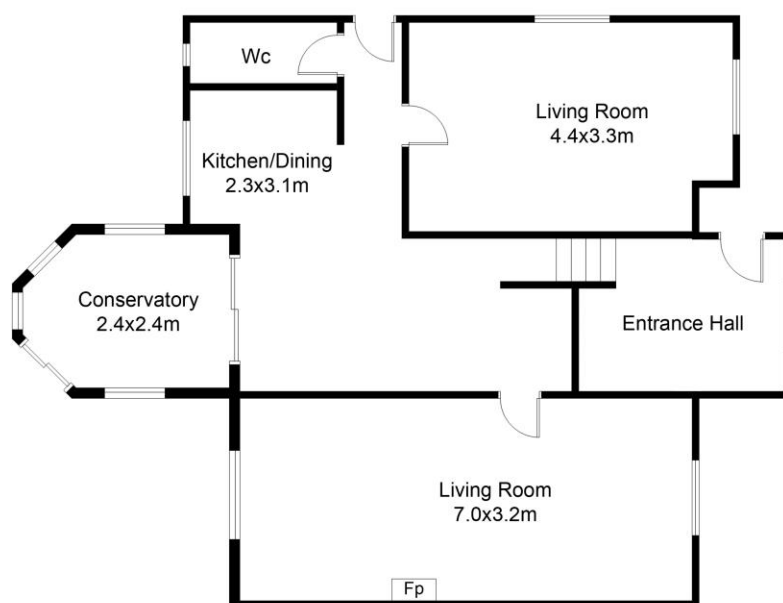
BER BER To be confirmed, BER No. To be confirmed

Directions





FIRST FLOOR PLAN



GROUND FLOOR PLAN



NEGOTIATOR
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