

REA

Eoin Dillon



3 BEDROOM SEMI- DETACHED COTTAGE
G.I.A. 68.23 m² (734 sq. ft.)

FOR SALE BY PRIVATE TREATY

2 Aglish
Roscrea
County Tipperary
E53 XY06

AMV €219,950



DESCRIPTION

REA Eoin Dillon is proud to present to the market this three bedroom semi-detached cottage nestled in the charming village of Aglish; just 7km from Borrisokane & 9km from Terryglass. This property has been well maintained and is ready for immediate occupancy.

Upon entering the property you are greeted into a hallway with laminate wood flooring. The dining/living room feature laminate wood flooring, solid fuel stove with back boiler and built-in units. The kitchen is to the rear of the property and has a tiled floor, fitted units, tiled splashback and access door to the rear yard.

There are three bedrooms in this cottage with laminate wood flooring.

The shower room is fully tiled with electric shower, W.C. & W.H.B.

Externally this property sits on a generous site and has a concrete driveway. To the front of the property is a low maintenance lawn. The rear of the property boasts a large private garden area, a shed measuring 2.12m x 2.11m which is plumbed for washing machine and dryer, turf shed and patio area.

The current owners have applied for planning permission for extension to the rear which was granted in 2025. (Ref Tipp Co Co: 2560853).

Viewing is highly recommended.

FEATURES

- Charming three bedroom semi-detached cottage ready for immediate occupancy
- Property is located approx 7km from Borrisokane and 9km from Terryglass village
- Oil Fired Central Heating, mains water and sewerage
- Well maintained lawns and concrete driveway
- Shed measuring 2.12m x 2.11m plumbed for washing machine & dryer & Turf shed



ACCOMMODATION

Ground Floor

- | | | |
|-----------------------|--------------------------------|---|
| • Entrance porch | 1.37m (4'6") x 1.21m (4'0") | Laminate timber flooring |
| • Entrance hallway | 2.99m (9'10") x 2.68m (8'10") | Laminate timber flooring |
| • Living/ Dining Room | 4.25m (13'11") x 3.75m (12'4") | Laminate timber flooring. solid fuel stove with back boiler & built-in units |
| • Kitchen | 3.17m (10'5") x 2.07m (6'9") | Tiled flooring, fitted units, tiled splashback & access door to the rear yard |

First Floor

- | | | |
|---------------|-------------------------------|--|
| • Bedroom 1 | 2.62m (8'7") x 2m (6'7") | Laminate timber flooring |
| • Bedroom 2 | 3.73m (12'3") x 3.12m (10'3") | Laminate timber flooring |
| • Bedroom 3 | 4.27m (14'0") x 2.84m (9'4") | Laminate timber flooring |
| • Shower room | 2.65m (8'8") x 1.71m (5'7") | Fully tiled, electric shower, W.C & W.H.B. |





PRICE

€219,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh head towards Borrisokane. In Borrisokane town continue onto the N65 for 2.6km. Turn right onto the R438. Drive for 3.1km. Turn right onto L5042. Drive for 2km & the property will be on your right in the village of Aglish identified by our For Sale sign. Eircode: E53 XY06.

BUILDING ENERGY RATING (BER)

BER: C

BER No: 102490935

Energy Performance Indicator: 182 kWh/m²/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 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.

