

# REA

# Eoin Dillon



3 BEDROOM COTTAGE ON 5.28 ACRES  
G.I.A. 74.97 sq. m (807 sq. ft)

**FOR SALE BY PRIVATE TREATY**

Reiska, Kilcommon,  
Thurles,  
County Tipperary  
E41 AV20

**AMV €125,000**







## DESCRIPTION

Three bedroom cottage on 5.28 acres (2.14 hectares) with enormous development potential and only 3.5 km from Kilcommon Village & less than 25 minute drive to Nenagh or Thurles town centre.

This property was built in 1900 and requires extensive refurbishment but with some TLC could become an exceptional family home in the scenic countryside.

The accommodation comprises of entrance porch, living room, sitting room and three bedrooms; one of which can be accessed by stairs in the living room.

This property has the benefit of a solid fuel Stanley stove, mains water supply and electricity services.

This property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund which is available for properties intended for rental as well as owner-occupied who are willing to refurbish derelict homes. This grant may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support.

Viewing recommended.



## DIRECTIONS

From Nenagh, travel to Dolla via the Ciamaltha Road (R500). Drive for 8km passing Silvermines GAA and at the cross roads turn left and then take the immediate right (signposted Kilcommon). Drive for a further 2.9 km and turn right to stay on R497. In 11.2km the property will be on your right hand side. Eircode: E41 AV20

### Conditions to be noted:

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