

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 and water connection is available on the road. The electricity has been disconnected at the property and it has no septic tank.

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:

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