

REA

Eoin Dillon



4 BEDROOM BUNGALOW
G.I.A. 133.82m²(1440 sq. ft.)

FOR SALE BY PRIVATE TREATY

Rosemount, Carrigatoher
Nenagh
County Tipperary
E45 RW10

AMV €199,950

BER E2

DESCRIPTION

REA Eoin Dillon are pleased to present to the market this four bedroom bungalow offering panoramic views of the serene countryside and The Silvermine Mountains. Conveniently located just 6km from Birdhill and near the M7 motorway, this property presents a unique opportunity for those with a vision for modernisation.

The property has been vacant for some time and will require updates and modernisation throughout, making it an ideal project for buyers looking to put their own stamp on a property. Nestled on a 0.61 acre site, this home boasts four bedrooms, a living room, a kitchen, utility, bathroom, and a spacious garage attached to the property.

Serviced by a septic tank, a shared water group scheme, and oil fired central heating, the home is ready for the right person to bring it back to life. You enter the property into an entrance hallway with carpet flooring. To the left is a bright, spacious living room with carpet flooring and a solid fuel open fire. The kitchen/dining area is at the rear of the property and showcases panoramic views of the serene countryside. It has lino flooring and another solid fuel fireplace. From the kitchen, you access the utility room, which also features lino flooring and is plumbed for a washing machine. Attached to the utility room is a large garage with plenty of storage space. There are four bedrooms, each with carpet flooring. The family bathroom is fully tiled and includes an electric shower, WC, and WHB.

Externally, the property sits on a 0.61 acre site with a gravel driveway and large rear garden.

This property could potentially be eligible for grants up to €50,000 through the Croi Conaithe Fund, which is available for properties intended for rental or owner-occupied refurbishment of derelict homes. This grant may also be combined with the Sustainable Energy Authority of Ireland's Better Energy Home Scheme, which could offer a further €26,750 in support,

While the property invites a modern touch, central location and its proximity to the M7 motor way ensures convenient access to nearby amenities. The property is located just 10 minutes to Ballina/ Killaloe on the river Shannon, 10 minutes to Nenagh, 35 minutes to Limerick and 40 minutes to Shannon Airport.

FEATURES

- 4 bedroom detached bungalow located in a scenic countryside setting, 6km from Birdhill Village
- O.F.C.H., shared water group scheme and septic tank
- Property may be eligible for the Vacant Home grant of up to €50,000
- Built in 1985
- Generous 0.61 acre site



ACCOMMODATION

Ground Floor

- Entrance hallway 7.72m (25'4") x 4.24m (13'11") Carpet flooring.
- Living room 4.28m (14'1") x 4.03m (13'3") Carpet flooring with a solid fuel fireplace.
- Kitchen/dining 4.33m (14'2") x 3.64m (11'11") Lino flooring with a solid fuel fireplace.
- Utility 3.45m (11'4") x 2.3m (7'7") Lino flooring and plumbed for a washing machine.

- Bedroom 1 4.33m (14'2") x 3.64m (11'11") Carpet flooring
- Bedroom 2 3.23m (10'7") x 3.2m (10'6") Lino flooring
- Bedroom 3 4.02m (13'2") x 3.03m (9'11") Carpet flooring
- Bedroom 4 3.75m (12'4") x 3.03m (9'11")
- Family bathroom 3.16m (10'4") x 2.14m (7'0") Fully tiled with electric shower W.C. and and W.H.B.
- Garage 5.97m (19'7") x 3.35m (11'0")





PRICE

€199,950

VIEWING

By appointment

Contact Negotiators:

Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh take the R445 (Limerick Road) and continue past the Nissan garage on the left. Continue straight through the roundabout on to the N52. At Tullahedy roundabout take the first exit and keep to the right. At the next roundabout take the second exit following signs for Birdhill. Stay on the old Limerick Road (R445) for 5km. The property will be on the left. Eircode: E45 F882

BUILDING ENERGY RATING (BER)

BER: E2

BER No: 118029453

Energy Performance Indicator: 340.67 kWh/m²/yr



the mark of
property
professionals
worldwide

