

# REA

# Eoin Dillon



2 BEDROOM DETACHED  
G.I.A. 125m<sup>2</sup> (1,350 sq. ft.)

FOR SALE BY PRIVATE TREATY

Polygon Villa, Main Street  
Templemore  
County Tipperary  
E41 RT96

AMV €149,950



## DESCRIPTION

REA Eoin Dillon is delighted to present this two-bedroom cottage, ideally located on the main street in Templemore town centre. Just a short stroll from local amenities and the town's beautiful park, which features a tranquil lake perfect for relaxation and enjoying nature.

This charming cottage, originally built in the 1900s, is in need of modernisation and refurbishment but offers immense potential for the right buyer. Upon entering, you are welcomed by an entrance hallway. To the right, the living room showcases the cottages original character with thick stone walls, natural light pouring in through two windows, and a solid fuel fireplace. To the left of the hallway is the dining room, featuring laminate timber flooring and another solid fuel fireplace. At the rear of the property is the kitchen, alongside a guest bathroom with W.C. and W.H.B. The first floor accommodates two bedrooms and a main family bathroom, both requiring modernisation.

An attached garage presents an opportunity to further develop the property, either for additional living space or as a functional storage area.

Externally, the property is accessed via a shared lane way, marked by two stone pillars. The private rear garden, surrounded by high walls, offers seclusion and a mature lawn, ideal for those seeking peace and privacy in the heart of the town.

This property, while in need of attention, is a fantastic opportunity for someone looking to create a truly unique home. With refurbishment and some TLC, this cottage could become a stunning, modern family residence in a quiet, private location, just steps away from all the conveniences of town living.

## FEATURES

- Charming two bed cottage in a Superb location with Templemore town centre at your door step.
- O.F.C.H mains water and sewerage
- Fibre broadband in the area
- Ideal family home or for investment purposes.
- Viewing is highly recommended



## ACCOMMODATION

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### Ground Floor

- Entrance Hallway 2.5m (8'2") x 2.47m (8'1") Laminate timber flooring
- Living Room 4.64m (15'3") x 4.08m (13'5") Carpet flooring with an open solid fuel fireplace.
- Dining Room 4.96m (16'3") x 2.82m (9'3") Laminate timber flooring with a solid fuel fireplace.
- Kitchen 2.94m (9'8") x 1.77m (5'10")
- Rear Hall Entrance 1.94m (6'4") x 0.75m (2'6")
- Guest W.C. 1.85m (6'1") x 0.7m (2'4") W.C. and W.H.B.

### First Floor

- Bedroom 1 4.65m (15'3") x 4.11m (13'6") Carpet flooring
- Bedroom 2 3.43m (11'3") x 3.14m (10'4") Carpet flooring
- Family bathroom 3.86m (12'8") x 1.86m (6'1") Lino flooring





### PRICE

€149,950

### VIEWING

By appointment

Contact Negotiators:

Eoin Dillon

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PSRA - 001790

### DIRECTIONS

Approaching Templemore from the Thurles direction, head towards the main street where you'll pass the white building formerly known as the Old Town Hall—now serving as the local library—on your left. Just past the Templemore Arms Hotel, look out for our REA sign; the cottage is located up the lane on your left. Eircode: E41 RT96

### BUILDING ENERGY RATING (BER)

BER: G

BER No: 118331800

Energy Performance Indicator: 632.31 kWh/m<sup>2</sup>/yr

REA

