

REA

Eoin Dillon



DERELICT 2 BED COTTAGE
G.I.A. 75.78m² (816 sq.ft.)

FOR SALE BY PRIVATE TREATY

Curreeny, Kilcommon
Thurles
County Tipperary
E41 VP20

AMV € 99,950

BER EXEMPT

DESCRIPTION

REA Eoin Dillon is delighted to bring to market this traditional two-bedroom stone-built cottage, set on a spacious 0.69 acre (0.25 hectare) site in a peaceful rural setting near Kilcommon, Co. Tipperary.

Located just 24 minutes from both Nenagh and Thurles, and only 9 minutes from Kilcommon village, this property offers a unique opportunity for those seeking a countryside retreat or a rewarding renovation project.

The cottage, believed to date from the late 19th or early 20th century, is currently derelict and uninhabitable. Accommodation includes an entrance porch, living/dining room, bathroom, and two upstairs bedrooms (with no current access).

The property is connected to mains water has an electricity connection and the septic tank is located via a registered wayleave in a field directly across the road.

This property requires full refurbishment and renovations. Despite this, it retains the charm and potential to be transformed into a beautiful home in a scenic setting.

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

A structural report is available on request, which is suitable for grant application purposes.

For more information contact us today at info@readillon.ie or 067 33468

FEATURES

- Traditional 2 bed stone cottage on 0.69 acre site
- Peaceful rural setting with scenic views
- Full renovation required and grant eligible
- Mains water; electricity available for reconnection
- Septic tank via wayleave across the road



ACCOMMODATION

Ground Floor

- Front Porch 1.45m (4'9") x 1.45m (4'9")
- Kitchen/Dining 6.99m (22'11") x 4.62m (15'2")
- Bathroom 3.17m (10'5") x 2.14m (7'0")
- Rear hallway 3.62m (11'11") x 0.84m (2'9")

First Floor

- First floor 6.99m (22'11") x 4.62m (15'2")





Note: Red line for indication purposes only, please refer to map.

PRICE

€ 99,950

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Nenagh Turn left onto Kenyon Street/R498, then turn right onto Stafford Street. Continue on R497, following signs for Dolla, passing Silvermines GAA pitch on your left. At the T junction take a left. Take a right hand turn at Larkin's petrol station. Continue up this road for approx 10.8km, the property will be on the left recognised by our for sale sign. Eircode E41VP20

BUILDING ENERGY RATING (BER)

BER: Exempt



the mark of
property
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