

REA

Eoin Dillon



CHARMING COTTAGE WITH OUTBUILDINGS ON 1.7 Ha / 4.2 ACRES
G.I.A. 91.9 sq. m. (989 sq. ft.)

FOR SALE BY PRIVATE TREATY

Killeen, Ballinacclough
Nenagh
County Tipperary
E45 DY80

AMV €199,950



DESCRIPTION

REA Eoin Dillon is delighted to present this idyllic cottage on 4.2 acres (1.7 hectares), nestled in a serene rural landscape with expansive views of the countryside.

This picturesque property offers the perfect blend of peaceful countryside living with the convenience of nearby towns and villages.

Upon entering you are welcomed into a kitchen/dining room with tiled flooring, solid fuel range and is plumbed for a washing machine. The living room features laminate timber flooring, open fireplace and access door to the rear. The bedroom has timber flooring and the shower room has a tiled floor, electric shower, W.C. & W.H.B. Stairs from the living area & kitchen area lead you to two storage rooms.

Set on a beautiful site, the property includes traditional old stone sheds & a 3-bay haybarn; ideal for storage or potential conversion (subject to planning permission). This property has excellent potential for the new owners to put their own stamp & design on the property to complete the transformation.

This property could potentially be eligible for grants up to €50,000 with the Croi Conaith Vacant Property Refurbishment Grant. 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

This cottage is the perfect opportunity for those seeking a peaceful rural retreat, a holiday home, or a renovation project with character.

Viewing is highly recommended.

FEATURES

- Cottage of immense character & charm situated in a peaceful rural setting
- Fabulous scenic views of the Silvermines mountains
- Property has the benefit of 4.2 acres of land
- O.F.C.H, septic tank & water from gravity well, property also has a connection at the main road to local group water scheme but pipe would have to be brought into house by purchaser if they wanted to use same.
- Two stone sheds & 3-bay haybarn
- Built 1920



ACCOMMODATION

Ground Floor

- Kitchen/Dining room 4.83m (15'10") x 3.97m (13'0") Tiled flooring, solid fuel range, plumbed for washing machine & stairs to the first floor
- Living room 4.76m (15'7") x 3.77m (12'4") Laminate timber flooring, open fireplace, stairs to the first floor & access door to the rear
- Bedroom 1 3m (9'10") x 2.43m (8'0") Timber flooring
- Shower room 1.68m (5'6") x 1.66m (5'5") Tiled floor with electric shower, W.C. and W.H.B.

First Floor

- Storage room 1 4.06m (13'4") x 3.04m (10'0") Timber flooring
- Storage room 2 4.87m (16'0") x 2.87m (9'5") Timber flooring





PRICE

€199,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the R498 towards Thurles. After Arrabawn Co-op take the next turn right (signposted Ballinacloy). Drive for 3.6km and the road veers to the right. In 110m at Ballinacloy church turn right. Drive 750m & continue onto L2146 for 5km & the property will be on your right hand side identified by our For Sale sign.

Eircode: E45 DY80

BUILDING ENERGY RATING (BER)

BER: G

BER No: 118271766

Energy Performance Indicator: 512.58 kWh/m²/yr

