

REA

Eoin Dillon



2 BEDROOM BUNGALOW
G.I.A. 135.45 sq. m. (1,458 sq. ft.)

FOR SALE BY PRIVATE TREATY

Parochial House, Carrig
Ballycommon
County Tipperary
E45 XF84

AMV €299,950



DESCRIPTION

REA Eoin Dillon is delighted to bring to the market this character filled former parochial house, ideally located directly across from Carrig National School and the local church in the heart of Carrig, Ballycommon.

Built circa 1958 and extended in the 1980s, this spacious two bedroom, three bathroom residence measures approximately 135.45 sq.m and sits on a generous 0.25 hectare/ 0.62 acre site with mature front and rear gardens, a rear courtyard, and a range of outbuildings. Although in need of modernisation, the property offers enormous potential for the right buyer to restore or renovate to their taste.

The accommodation comprises a welcoming front porch leading to a hallway, a sitting room with an open fireplace, and a WC with built in storage. The dining room features a Stanley range and laminate wood flooring, leading to the kitchen which has lino flooring and just off the dining room is a rear hall with additional built in storage and garden access. A utility room is plumbed for a washing machine, and the spacious living area to the rear benefits from a solid fuel stove and timber flooring.

The two bedrooms each have built in wardrobes and their own en suite bathrooms.

The property is serviced by oil fired central heating, mains water and electricity, and a septic tank. Planning permission is in place to replace the existing septic tank, though this work will be the responsibility of the purchaser.

Additional features include a garage with electricity measuring 17.8 sq.m and a fuel shed to the rear measuring 3.64m x 2.27m.

Offering a peaceful setting with essential amenities right on your doorstep, this is a fantastic opportunity to acquire a substantial property with incredible potential in a desirable village location. Viewing is highly recommended.

FEATURES

- Ideally located directly across from Carrig National School and the church in a peaceful village
- 2 beds, 3 baths on 0.25 ha/ 0.62 acre site
- O.F.C.H., mains water, septic tank (PP for upgrade)
- Built in 1958 and extended in 1980's
- Garage, fuel shed & rear courtyard



ACCOMMODATION

Ground Floor

• Front Porch	2.26m (7'5") x 1.16m (3'10")	Tiled flooring
• Sitting Room	4.73m (15'6") x 3.67m (12'0")	Carpet flooring, open fireplace
• Guest WC	3.63m (11'11") x 2.12m (6'11")	Lino flooring, WC, WHB and built in storage
• Dining Room	4.41m (14'6") x 4.05m (13'3")	Laminate wood flooring, Stanley Range
• Kitchen	2.91m (9'7") x 2.39m (7'10")	Lino flooring
• Utility Room	2.05m (6'9") x 1.67m (5'6")	Lino flooring, plumbed for washing machine
• Living Room	6.94m (22'9") x 4.08m (13'5")	Wood flooring, solid fuel stove
• Bedroom 1	4.12m (13'6") x 3.49m (11'5")	Carpet flooring, built-in wardrobe, ensuite
• Ensuite	2.48m (8'2") x 1.49m (4'11")	Tiled flooring, WC, WHB & walk-in electric shower
• Bedroom 2	3.3m (10'10") x 4.11m (13'6")	Carpet flooring, built-in wardrobe, ensuite
• Ensuite	2.31m (7'7") x 1.48m (4'10")	Tiled flooring, WC, WHB & walk-in electric shower





PRICE

€299,950

DIRECTIONS

Located directly across from Carrig N.S. and church. Eircode E45 XF84

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 100785302

Energy Performance Indicator: 263.15 kWh/m²/yr

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