

REA

Eoin Dillon



3 BEDROOM COTTAGE with OUTBUILDINGS
G.I.A. 122.66 m² (1,320 sq. ft.)

FOR SALE BY PRIVATE TREATY

Hogan`s Pass
Nenagh
County Tipperary
E45 EV80

AMV €225,000



DESCRIPTION

REA Eoin Dillon are pleased to introduce to the market this three bedroom detached property with a number of out buildings just under 5km from Nenagh town centre.

The accommodation includes a living room, kitchen, utility, bathroom, three bedrooms and converted attic.

Situated on 0.96 acres with a mature front lawns that need some tlc, a haybarn and out buildings which could be potentially be converted into stables, workshop, studio, home offices or even additional residential accommodation subject to planning.

This property has not been lived in recently and requires renovation and modernisation but benefits from having a septic tank, water supply and electricity services offering a superb opportunity to develop and upgrade an already existing property to create a modern home & further potential to upgrade/convert outbuildings.

This property could potentially be eligible for grants up to €50,000 with the Croi Conaithe Fund which is available for properties intended for rental as well as owner-occupied who are willing to refurbish derelict homes. 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.

Viewing is recommended.

FEATURES

- Property located just 4.9km from Nenagh Town centre & all amenities
- Generous 0.96 acre (0.39 ha) site
- Ideal renovation project
- O.F.C.H., electric supply, water connection (group scheme) and septic tank
- Haybarn 1: 185 sq.m., Haybarn 2: 74 sq.m., Shed 1: 66 sq.m., Shed 2: 122 sq.m.



ACCOMMODATION

Ground Floor

- Hallway Entrance 8.76m (28'9") x 1.64m (5'5")
- Living room 5m (16'5") x 4.78m (15'8") Laminate wood flooring and solid fuel stove
- Kitchen 4.33m (14'2") x 3.15m (10'4") Lino flooring, fitted units and plumbed for dishwasher
- Utility 5.64m (18'6") x 2.26m (7'5") Access door to the rear & plumbed for washing machine

- Bathroom 2.44m (8'0") x 1.77m (5'10") Fully tiled, bath with electric shower, W.C. and W.H.B.
- Bedroom 1 4.19m (13'9") x 4.06m (13'4") Carpeted flooring and built-in wardrobes
- Bedroom 2 4.24m (13'11") x 3.16m (10'4") Timber flooring
- Bedroom 3 3.27m (10'9") x 3.09m (10'2") Carpeted flooring, sink & built in wardrobes

- Attic room 4.24m (13'11") x 3.9m (12'10") Timber flooring





PRICE

€225,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh town centre take the N52 towards Borrisokane. Take the R494 signposted Portroe/Newtown & in 1.9km take the left hand turn. Take the first left turn and the property will be on your right recognised by our For Sale sign.

Eircode: E45 EV80

BUILDING ENERGY RATING (BER)

BER: F

BER No: 116180498

Energy Performance Indicator: 381.01 kWh/m²/yr

REA



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

