

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Knockfune, Toor
Newport
County Tipperary
V94 AP94

AMV €259,950

BER D1

DESCRIPTION

Detached one bedroom cottage and lands extending to 22.88 acres (9.26 hectares) with the benefit of outbuildings.

The accommodation comprises of an entrance porch, kitchen/dining room, living room, bathroom and one bedroom. You enter the property into a porch which has a laminate wood floor. This leads you to the kitchen/dining room which features a laminate wood floor, fitted units and a Stanley range. The living room has a laminate wood floor and a solid fuel stove. The bathroom has a laminate wood floor, bath, W.C. and W.H.B and the bedroom has a laminate wood floor.

This property has been lived in up to November 2023 and has been well maintained with the added advantage of externally wrapped insulation.

The lands are of reasonable quality and are very well fenced into easily manageable fields. This property also benefits from a shed, turf shed, 3 bay haybarn with lean to & an old dairy.

Excellent opportunity to purchase cottage, land and sheds located in a scenic setting with mountain and countryside views.

Viewing highly recommended.

FEATURES

- One bedroom cottage requiring some modernisation works
- O.F.C.H., private well & septic tank
- 22.88 acres (9.26 ha) of lands
- Extensive farm outbuildings to include shed (31.43 sq. m), turf shed (68.81 sq.m), 3 bay haybarn(151.36 sq.m.) & old dairy (12.79 sq. m.)



ACCOMMODATION

Ground Floor

- Entrance hallway 1.38m (4'6") x 1.11m (3'8") Laminate wood flooring
- Living room 4.17m (13'8") x 4.1m (13'5") Laminate wood flooring and solid fuel stove
- Kitchen 4.43m (14'6") x 4.35m (14'3") Laminate wood flooring, Stanley range and fitted units
- Bathroom 3.12m (10'3") x 2.04m (6'8") Laminate wood flooring, bath, W.C. and W.H.B.
- Bedroom 1 3.12m (10'3") x 2.02m (6'8") Laminate wood flooring





PRICE

€259,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the Ciamalta Road, just across the bridge turn right on to the Ballintoher Road. Continue on this road for 8.9 km. When you come to the T junction take the right turn and then the immediate left turn. Continue on this road for 3.5 km & turn left onto Killoscully. Continue on this road for 5.1m & turn left. In 100m take the next left & drive for 3km. Turn left & drive for a further 5.1km & take a right turn. In 53m property will be on your right hand side.

Eircode: V94 AP94

BUILDING ENERGY RATING (BER)

BER: D1

BER No: 114383276

Energy Performance Indicator: 255.95 kWh/m²/yr



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property
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