

REA

Eoin Dillon



2 BEDROOM COTTAGE on 1 acre
G.I.A. 78.04m² (840 sq. ft.)

FOR SALE BY PRIVATE TREATY

The Abbey, Lorrha
Nenagh
County Tipperary
E45 C894

AMV €159,950

BER E2

DESCRIPTION

REA Eoin Dillon is delighted to present this charming two-bedroom cottage, nestled in the picturesque village of Lorrha, Co. Tipperary. This property, oozing with Irish charm, is located next to the historic ruins of an Augustinian abbey, providing a unique and enchanting backdrop.

Upon entering, you'll find yourself in the welcoming front porch. To the right, the warm and inviting living room features laminate wood flooring and a cozy solid fuel stove with a red brick surround. The living room also includes stairs to the first floor, complete with under-stairs storage.

To the left of the porch, the fully equipped kitchen/dining room awaits. This space boasts fitted wall and base units, an electric oven and hob, a tiled splashback, and tiled flooring. Off the living room, a tiled hallway leads to the downstairs bedroom, which also has laminate wood flooring. The property benefits from a fully tiled downstairs bathroom, complete with a bath with an overhead shower, WC, and WHB

The second bedroom is located upstairs, featuring laminate wood flooring and ample storage space.

This detached cottage sits on a generous 1-acre site, with a vehicle gate to the rear. Attached to the property is a garage, offering additional storage.

Lorrha village is a picturesque village rich in historical sites and amenities. It is only a 10-minute drive from the lakeside town of Portumna, Co. Galway, which offers a host of amenities.

Viewing recommended.

FEATURES

- Situated in the heart of Lorrha Village, 10 minutes drive to Portumna Town
- Mains water and sewerage
- Large 1 acre site
- Broadband available in the area
- Originally built in 1860



ACCOMMODATION

Ground Floor

- Kitchen 4.32m (14'2") x 3.57m (11'9") Tiled floor, fitted wall and base units
- Living Room 4.92m (16'2") x 4.02m (13'2") Laminate wood flooring, solid fuel stove
- Bathroom Fully tiled, bath, WC and WHB
- Bedroom 1 4.4m (14'5") x 2.14m (7'0") Laminate wood flooring

First Floor

- Bedroom 2 7.65m (25'1") x 2.29m (7'6") Laminate wood flooring, built in storage





PRICE

€159,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 to Borrisokane. In Borrisokane town continue straight on the N65 for 8.6km. Turn right (signposted Lorrha) & drive for 3km. At the crossroads take the right hand turn and the property will be on your left hand side identified by our For Sale sign. Eircode: E45 C894

BUILDING ENERGY RATING (BER)

BER: E2

BER No: 105421325

Energy Performance Indicator: 347.86 kWh/m²/yr



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