

# REA

# Eoin Dillon



3 BEDROOM UNFINISHED DETACHED PROPERTY  
G.I.A. 153.8m<sup>2</sup> (1,655 sq. ft.)

FOR SALE BY PRIVATE TREATY

Gortmore,  
Terryglass  
County Tipperary  
E45 YY13

AMV €225,000

## DESCRIPTION

REA Eoin Dillon is pleased to present this unfinished 3 three bedroom detached residence with partially converted attic, set on a generous 0.54 acre site.

The property offers a blank canvas, allowing prospective buyers the opportunity to complete the interior to their personal taste and preferences. Having been vacant for over two years, the property may be eligible for the Vacant Property Refurbishment Grant of up to €50,000. Additionally, the property may qualify for the Sustainable Energy Authority of Ireland's Better Energy Home Scheme, potentially providing a further €26,750 to enhance the home's energy efficiency.

Situated less than 2km from the picturesque lakeside village of Terryglass, renowned for its vibrant water sports scene, traditional music, and excellent gastro pubs. Borrisokane is located just 8km away, with Portumna and Nenagh within a 15km and 24km drive.

The house boasts bright, spacious rooms throughout, including a partially converted attic, providing additional storage.

Property is serviced by septic tank and electricity has been connected. Mains water available on the road for connection.

Viewing is highly recommended and can be arranged by appointment.



## DIRECTIONS

From Borrisokane take a left at Leenane's Butcher Shop. Continue on this road through Ballinderry for c. 6km. At the crossroads in Ballinderry continue on straight for a further 3.5km. The property will be on your right hand side recognised by our "For Sale" sign. Eircode: E45 YY13

## VIEWING/MAPS

By appointment only

Negotiators: Eoin Dillon

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### Conditions to be noted:

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 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