

REA

Eoin Dillon



2 & 3 BEDROOM TOWNHOUSES WITH ATTACHED DERELICT BUILDING
3 BED: G.I.A. 79.75 m² (858 sq. ft.) 2 BED: G.I.A. 49.47 m² (532.49 sq. ft.)

FOR SALE BY PRIVATE TREATY

Main Street
Borrisokane
County Tipperary
E45 Y329

AMV €279,950



DESCRIPTION

REA Eoin Dillon is delighted to present this opportunity to purchase this investment, comprising of a three bed roomed town house, a two bedroomed townhouse and an attached derelict building in the heart of Borrisokane town centre.

House one measures 79.75 sq.m. and consists of a tiled entrance hallway with stairs to the first floor. To your right is a spacious living room which features a laminate wood floor and open fireplace. The dining room has a laminated timber floor and connects you to the kitchen. The upstairs landing gives you access to three bedrooms and a family shower room.

House two measures 49.47 sq.m. and consists of a tiled entrance hallway with stairs to the first floor. To your left is an open plan kitchen/dining/living area with tiled floor and recently fitted kitchen. There is access to a rear yard from here. The upstairs comprises of two bedrooms and a family shower room.

The houses have recently been modernised and refurbished and presents comfortable homes with many modern features.

These properties share ESB connection with sub meter and accordingly no BER available for House Two

The additional derelict property presents an ideal refurbishment opportunity to convert the derelict section and yard into additional accommodation subject to planning permission.

Current rental income: €2,400 p.c.m.

Viewing recommended.

FEATURES

- This property is located in Borrisokane town centre close to church, shops and town park
- Double glazed windows and doors
- Mains water and sewerage
- Ample parking
- O.F.C.H in House One
- Electric Heating in House Two

INTERNAL PHOTO'S HOUSE 1



ACCOMMODATION

House One

Ground Floor

- Entrance hallway 5.06m (16'7") x 1.05m (3'5") Tiled floor and timber stairs to the first floor with under stairs storage.
- Living room 5.06m (16'7") x 2.08m (6'10") Laminate wood flooring, open fireplace and timber ceiling.
- Dining room 3.04m (10'0") x 3m (9'10") Laminate timber floor.
- Kitchen 3m (9'10") x 2.02m (6'8") Base units, single drainer sink, built in hob & oven and plumbed for washing machine.

First Floor

- Bedroom 1 3.04m (10'0") x 3m (9'10") Laminate wood flooring
- Bedroom 2 3.74m (12'3") x 2.81m (9'3") Laminate wood flooring
- Bedroom 3 3m (9'10") x 2.02m (6'8") Laminate wood flooring & built in wardrobe.
- Showerroom 2.81m (9'3") x 1.86m (6'1") Timber flooring, electric shower, W.C. and W.H.B.

House Two

Ground Floor

- Entrance hallway Tiled floor and carpeted stairs to the first floor.
- Kitchen/Living/Dining room 4.710m (15'5") x 5.252m (17'2") Tiled floor, fitted base and wall units, built in oven and four plate hob with extractor fan over head, plumbed washing machine & rear access.

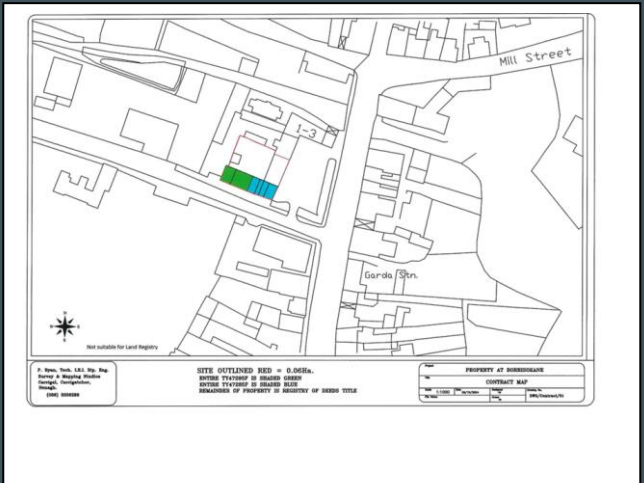
First Floor

- Bedroom 1 2.824m (9.26') x 2.513m (8.24') Carpeted floor.
- Bedroom 2 2.828m (9.27') x 2.68m (8.79') Carpeted floor.
- Showerroom 1.659m (5.44') x 1.84m (6.03') Fully tiled with electric shower, W.C. and W.H.B.

Internal photo's house 2



Derelict Site



PRICE

€279,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

This property is on the Main Street in Borrissokane opposite Borrissokane Credit Union.

BUILDING ENERGY RATING (BER)

House One: BER: F

BER No: 112860952

Energy Performance Indicator: 423 kWh/m²/yr



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.



Ireland's Biggest Property Website