

# REA

# Eoin Dillon



DERELICT 2 BEDROOM COTTAGE  
on 0.67 acres (0.27 hectares)

FOR SALE BY PRIVATE TREATY

Ballyshrule  
Portumna  
County Galway

AMV €99,950

## DESCRIPTION

REA Eoin Dillon is delighted to present this two bedroom cottage, set on 0.67 acres in Ballyshrule, Portumna, Co. Galway.

This property offers a unique opportunity for first-time buyers and owner-occupiers to create their dream home in a tranquil rural setting, with significant financial support available.

Located just 5km from Portumna this cottage combines rural charm with convenient access to nearby towns and amenities.

Eligible buyers may benefit from the Croí Cónaithe Fund, which offers grants of up to €70,000 for the refurbishment of derelict homes. 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.

This property presents a hassle-free development opportunity, as it allows for planning permission up to a certain size without the usual "local needs" restrictions.

We understand that a local group water scheme is available nearby for connection.

For more information, please email [info@readillon.ie](mailto:info@readillon.ie) or contact 067 33468.

## DIRECTIONS

From Portumna go out past the Golf club and Forest Park on the R352. Travel for 4.3 km & turn left go past H53 RP03 and then approximately 200 metres on your right will be a lane into the property & will be identified by our For Sale sign

## VIEWING/MAPS

By appointment only  
Negotiators: Eoin Dillon  
42 Kenyon St. Nenagh, Co. Tipperary  
T: 067 33468  
E: [info@readillon.ie](mailto:info@readillon.ie)  
W: [www.readillon.ie](http://www.readillon.ie) PSRA: 001790

### 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

