

Main Street, Ballingarry, Co. Tipperary.

E41C803

For Sale By Private Treaty



This two-story street side property comprises of an entrance hallway, kitchen-living room, reception, and a wet room on the ground floor with four bedrooms and two additional bathrooms on the first floor. This home is divided by an archway and can be used as one or two units, as was the case for many years. There is independent access to both properties.

GUIDE PRICE : €220,000

Note :

This home has been vacant for over two years and should qualify for the vacant property refurbishment grant.

SERVICES

Mains Water
Mains Sewerage
Oil fired central heating in both units

FEATURES

Great location – village property
Excellent potential
Private yard to rear with stone out-buildings

ACCOMMODATION COMPRISES OF THE FOLLOWING : -

GROUND FLOOR (main residence)

Entrance Hallway 13' x 3'01 (4 x 0.9) Laminate timber flooring

Hallway 12'06 x 7'05 (3.47 x 2.1) Laminate flooring, stairwell to first floor, door to tv room and leads out to archway.

Kitchen-Living 8'09 x 13'10 (5.5 x 4) Laminate timber flooring in kitchen area, with carpet flooring in living area. Kitchen units at floor and eye level; tiled between units; Stanley oil cooker, free standing electric cooker; fridge freezer stored in cupboard underneath stairs.

Office 11'01 x 7'04 (3.3 x 2.1) Carpet flooring

FIRST FLOOR

Bedroom 1 11'06 x 9'05 (3.4 x 2.7) Carpet flooring

Wardrobe 3'03 x 12' (0.7 x 3.6) Carpet flooring

Bedroom 2 12'02 x 15'11 (3.7 x 4.6) Twin bedroom, built-in wardrobes

Bathroom 9'01 x 7'11 (2.7 x 2.2) WHB, WC and double shower with Triton T90z. Tiled around shower area.



The second part of the residence is accessed from the hallway across the archway, and also has access from the main street.

Reception 14'07 x 12'05 (4.3 x 5.2)

Wet Room 6'04 x 4'07 (1.8 x 1.2) WHB, WC and Shower area, tiled floor to ceiling.



FIRST FLOOR

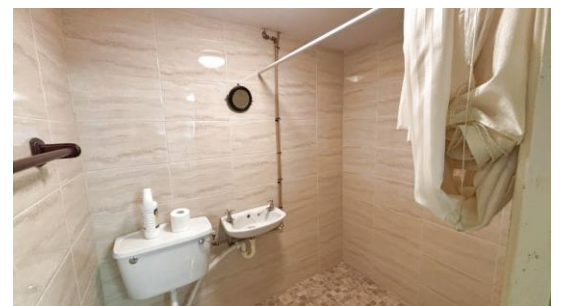
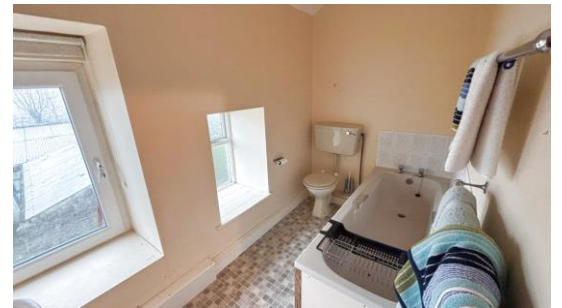
Bathroom 9'06 x 4'10 (2.7 x 1.3) WHB, WC and Bath, Vinyl flooring.



Kitchen 11'09 x 09'09 (3.4 x 2.8) Carpet flooring, open fireplace, built-in kitchen units.

Bedroom 1 9'11 x 7'07 (2.8 x 2.1) Carpet flooring

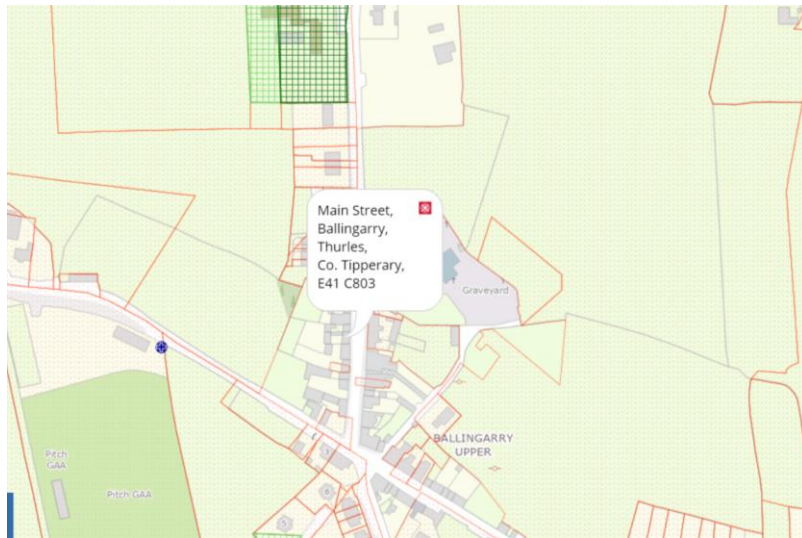
Bedroom 2 13'03 x 7'6 (4 x 2.1)



BER – rate to follow

LOCATION

Sited on the main street, with the Church on the opposite side of the road, the local school is about 300-400 yards away and all village amenities are within a few minutes walk. Located 4.5km from The Commons; 16.5km from Urlingford, 26.5km Thurles, and 29km Cashel



Map Location

Outbuildings

Two stone outbuildings, one with a slated roof and galvanized sheeting on the other. The timber shed houses the washing machine, dryer, and the freezer. Both oil tanks are housed in the sheds.



Rear View

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.