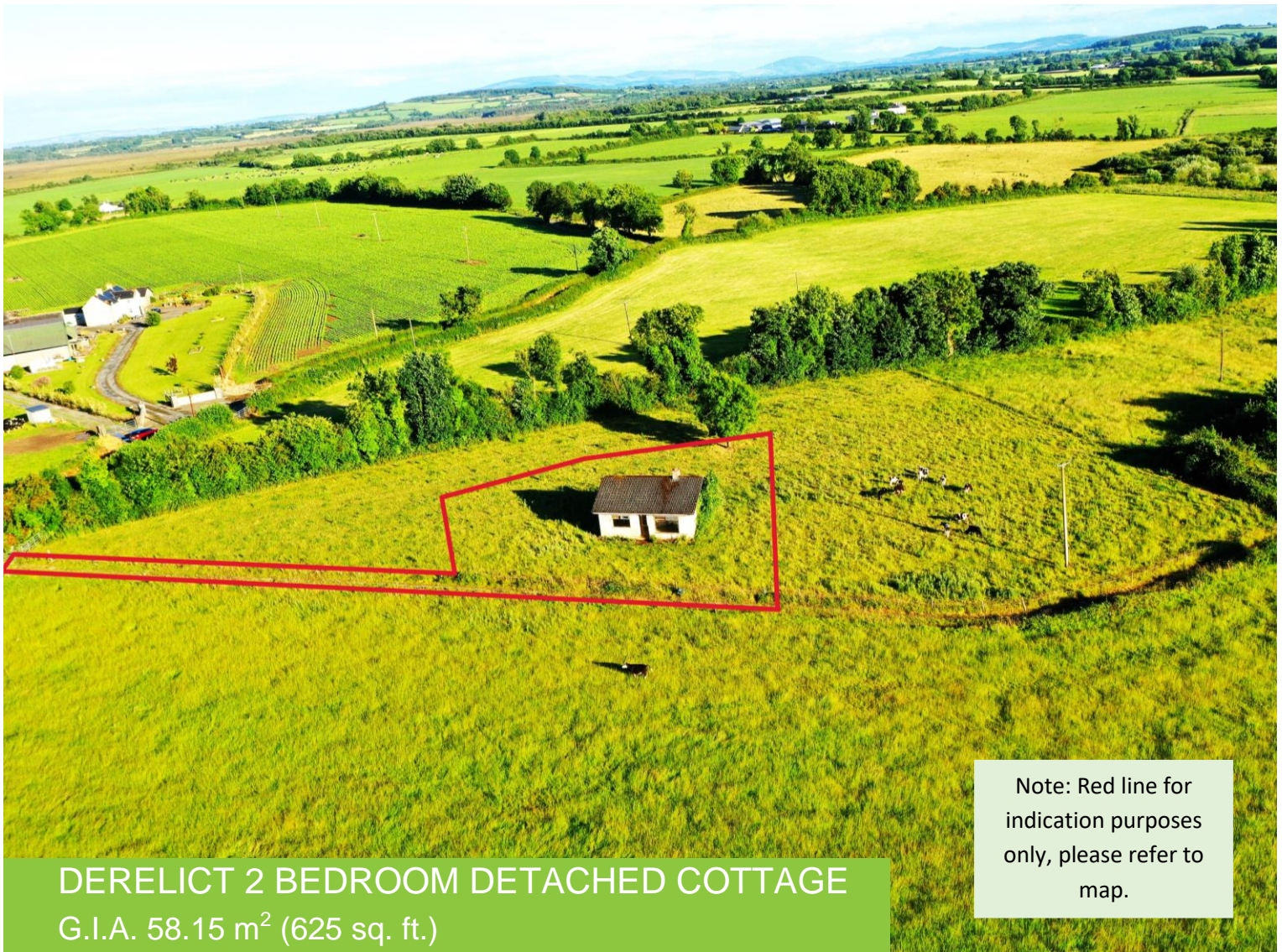


# REA

# Eoin Dillon



Note: Red line for indication purposes only, please refer to map.

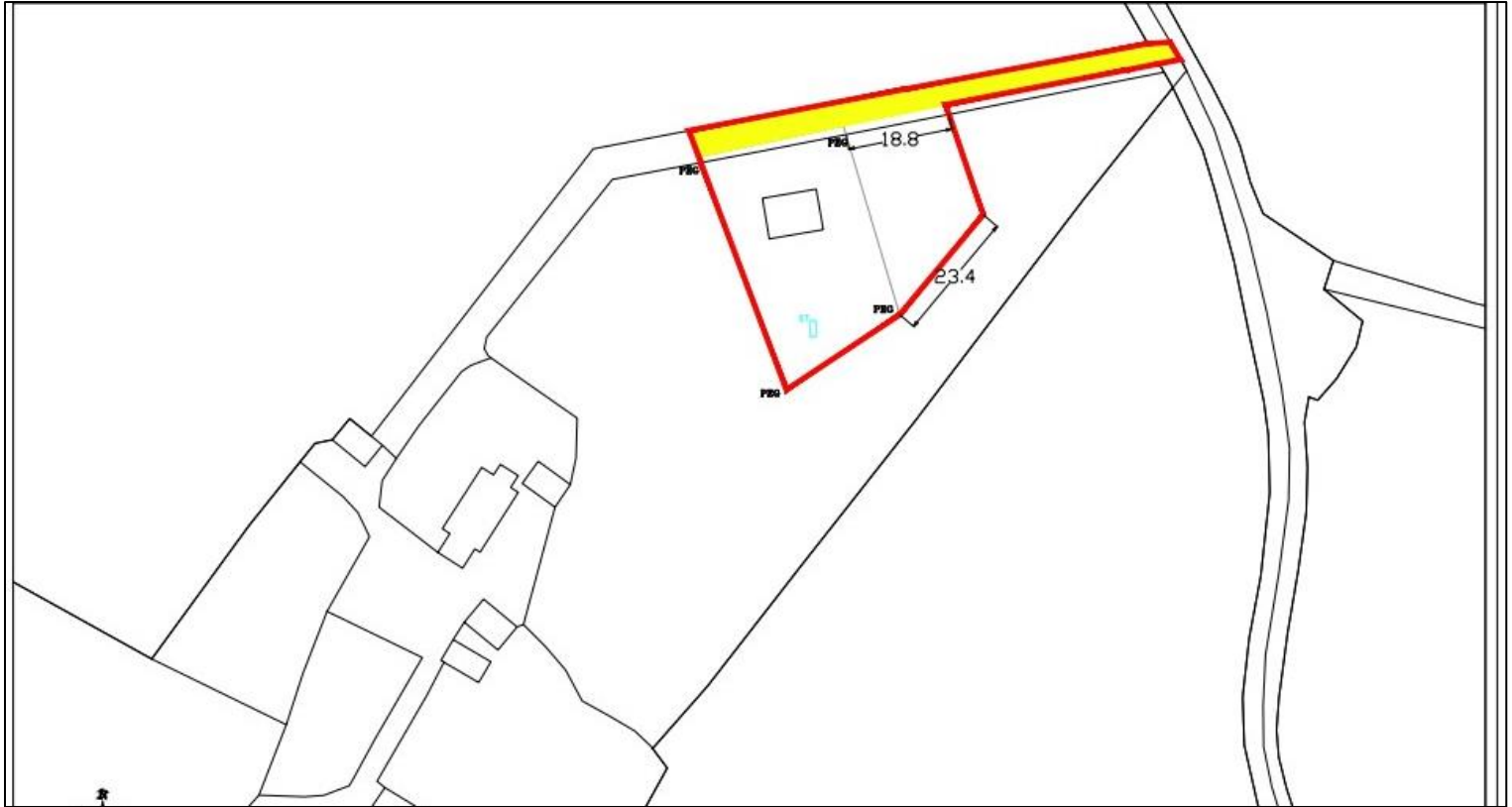
**DERELICT 2 BEDROOM DETACHED COTTAGE**  
G.I.A. 58.15 m<sup>2</sup> (625 sq. ft.)

FOR SALE BY PRIVATE TREATY

Drumnahane,  
Borrisokane,  
County Tipperary

AMV €99,950





## DESCRIPTION

REA Eoin Dillon is delighted to present this two-bedroom detached cottage, ideally located just 4km from the vibrant Borrisokane town centre. Set on a spacious 0.46-acre site, this property offers a unique opportunity for those with a vision for renovation and a desire to create a truly exceptional home. While the cottage requires extensive refurbishment and modernisation, its potential is undeniable.

Prospective buyers will be pleased to discover that this property may qualify for grants of up to €70,000 through the Vacant Property Refurbishment Grant. This incentive caters to both homeowners seeking a primary residence and investors interested in refurbishing vacant or derelict properties for rental purposes. Furthermore, there is the potential to combine this grant with the Sustainable Energy Authority of Ireland's Better Energy Home Scheme, potentially unlocking an additional €26,750 in support.

The accommodation comprises an entrance hallway, a comfortable living room, a kitchen/dining area, a bathroom, and two well-proportioned bedrooms.

Externally, the property is accessed via a shared right of way entrance and includes services such as a septic tank. The expansive plot offers ample outdoor space, providing endless possibilities for landscaping, gardening, or even extending the living space, subject to necessary planning permissions. Viewing recommended.

### 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



## DIRECTIONS

From Borrisokane take a right on to Mill Street (N52). Continue on the N52 for 2.8km then take a right turn signposted L5024. Take the next left hand turn. In 750m the property will be on your left. Recognised by our for sale sign.

Nearest house Eircode: E45 R583

BER Number: 117593202