

REA

EOIN DILLON



43.7 acres (17.69 ha) AGRICULTURAL LANDS, OUTBUILDINGS & COTTAGE
Cottage: G.I.A. 91.9 m² (989 sq. ft.)

FOR SALE BY PRIVATE TREATY

Killeen
Ballinacclough, Nenagh
County Tipperary
E45 DY80



AMV €449,950

DESCRIPTION

15.99 ha (39.5 acres) of lands in Ballinaclough, Nenagh. The lands have been carefully maintained and tended to by the current owners. They are of good quality but undulating in nature and best suited to livestock grazing rather than forage or tillage. These lands form part of Folio TY5556 & Folio TY64112F. There is a natural water course running adjacent to the lands and the local group water scheme runs along the edge of the lands and through the lands at one corner. A connection to same is also available and we understand that the current connection charge is €2,500. There is no electricity connected. However, there are several potential connection points on the lands if purchaser wants to connect.

This property has the benefit of a cottage of immense character and charm nestled in a serene rural landscape with expansive views of the countryside.

Upon entering you are welcomed into a kitchen/dining room with tiled flooring, solid fuel range and is plumbed for a washing machine. The living room features laminate timber flooring, open fireplace and access door to the rear. The bedroom has timber flooring and the shower room has a tiled floor, electric shower, W.C. & W.H.B. Stairs from the living area & kitchen area lead you to two storage rooms.

Set on a beautiful site, the property includes traditional old stone sheds & a 3-bay haybarn; ideal for storage or potential conversion (subject to planning permission). This property has excellent potential for the new owners to put their own stamp & design on the property to complete the transformation.

This property could potentially be eligible for grants up to €50,000 with the Croi Conaithe Vacant Property Refurbishment Grant. This grant may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support.

This cottage is the perfect opportunity for those seeking a peaceful rural retreat, a holiday home, or a renovation project with character.

Viewing is highly recommended.







PRICE

€449,950

VIEWING

By appointment

Contact Negotiator:

Eoin Dillon

42 Kenyon Street,
Nenagh,
Co. Tipperary

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA: 001790

DIRECTIONS

From Nenagh take the R498 towards Thurles. After Arrabawn Co-op take the next turn right (signposted Ballinaclough). Drive for 3.6km and the road veers to the right. In 110m at Ballinaclough church turn right. Drive 750m & continue onto L2146 for 5km & the property will be on your right hand side identified by our For Sale sign

For more photos of this property please go to our website www.readillon.ie.

You can also view this property at www.myhome.ie & www.daft.ie.



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