

# REA

# Eoin Dillon



3 BEDROOM COTTAGE  
G.I.A. 92.55 sq.m (996 sq. ft)

FOR SALE BY PRIVATE TREATY

The Lane, Kiladangan  
Puckane, Nenagh  
County Tipperary  
E45 EA30



## DESCRIPTION

Nestled in the heart of the charming and scenic village of Puckane, this 3 bedroom cottage offers a unique opportunity to create your dream home in an idyllic village setting. Positioned on a 0.27 acre (0.11 hectare) site, the property is in need of total restoration and presents an ideal refurbishment opportunity to create a modern home for those who wish to enjoy the best of village life, with everything just a short walk away.

This property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund for first-time buyers & other owner occupiers willing to refurbish derelict homes. This grant may also be combined with Sustainable Energy Authority of Ireland's Better EnergyHome Scheme which potentially could offer a further €26,750 in support.

The accommodation consists of an entrance hallway with tiled flooring which leads you to the living/dining area which features a solid fuel stove with a back boiler and lino flooring. The sitting room has an open fireplace. The kitchen is to the rear of the property. The bathroom consists of lino flooring, bath, W.C. & W.H.B. There are three bedrooms in this residence; the third bedroom having the benefit of study/walk in wardrobe.

This property has the added advantage of two sheds measuring 5.51m x 4.09m.

With its prime village location, this property is ideal for those seeking a peaceful home that's still closely connected to local amenities.

Viewing is highly recommended for anyone looking for a home full of potential.

## FEATURES

- Property perfectly located within walking distance of Puckane village and 9km from Nenagh town centre
- Ideal restoration opportunity
- Property situated on 0.27 acres ( 0.11 hectares)
- Property eligible for €70,000 grants with Croi Conaithe
- Shed measuring 22.53 sq. m (242 sq. ft.)



## ACCOMMODATION

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### Ground Floor

- Entrance hallway 3.44m (11'3") x 1.19m (3'11") Tiled flooring
- Living/Dining room 4.72m (15'6") x 4.68m (15'4") Lino flooring & solid fuel stove with back boiler
- Kitchen 4.41m (14'6") x 4.21m (13'10") Plumbed for washing machine
- Sitting room 4.53m (14'10") x 4.32m (14'2") Carpeted flooring & open fireplace
  
- Bathroom 2.22m (7'3") x 1.82m (6'0") Lino flooring, bath, W.C. & W.H.B.
- Bedroom 1 4.5m (14'9") x 2.33m (7'8")
- Bedroom 2 4.44m (14'7") x 3m (9'10")
- Bedroom 3 3.49m (11'5") x 2.64m (8'8")
- Bedroom 4/Walk in 2.95m (9'8") x 1.74m (5'9") Carpeted flooring

### Wardrobe/Study





## PRICE

€169,950

## VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

## DIRECTIONS

From Nenagh head out the Borrisokane road N52 . At the roundabout take the second exit onto N52 (signposted Borrisokane). Continue straight on to the R493 route for 6.3km to Puckane village. Take a left onto Cuan Derg and in 250m the property will be on your left hand side identified by our For Sale sign. Eircode: E45 EA30

## BUILDING ENERGY RATING (BER)

BER: G

BER No: 119344067

Energy Performance Indicator: 673.48 kWh/m<sup>2</sup>/yr



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