

REA

Eoin Dillon



3/4 BEDROOM COTTAGE WITH EXTENSIVE OUTBUILDINGS

FOR SALE BY PRIVATE TREATY

Cummerbeg

Kilcommon

Thurles

County Tipperary

AMV €100,000





DESCRIPTION

Three bedroom cottage on 0.54 acres (0.22 hectares) with enormous development potential and only 4.5 km from Kilcommon Village & less than 30 minute drive to Nenagh or Thurles town centre.

This property requires extensive refurbishment but with some TLC could become an exceptional family home in the scenic countryside. The accommodation comprises of entrance porch, living room, sitting room, kitchen, bathroom and three bedrooms at ground floor level with a 4th bedroom at loft level.

This property has the advantage of a two bay Haybarn with leanto and 2 pens of slats in the main haybarn part, 105.31 sq. m., stone former milking parlour (Cow Bryer) of 45.73 sq. m., dairy 8.58 sq. m., store 6.12 sq. m., 2 stone stables 35.56 sq. m. and a stone store 25.13 sq. m.

The property is served by electricity and it has a septic tank. There is no mains water or well and the new owner will have to install a private well (85% grant available).

This property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund which is available for properties intended for rental as well as owner-occupied who are willing to refurbish derelict homes. 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.

Conditions to be note

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 Nenagh, travel to Dolla via the Ciamaltha Road (R500). Drive for 8km passing Silvermines GAA and at the cross roads turn left and then take the immediate right (signposted Kilcommon). Drive for a further 2.9 km and turn right to stay on R497. Drive for 13.5km & turn right onto R503. Drive 1.4km & turn left onto L6181. Drive for 1km & turn right. Property will be on your right hand side. Nearest Eircode: E41 FW72