

REA

Eoin Dillon



3 BEDROOM COTTAGE with stables and turnout paddock
G.I.A. 82.85m² (892 sq. ft.)

FOR SALE BY PRIVATE TREATY

Carrow, Capparoe
Nenagh
County Tipperary
E45 HN93

AMV €249,950

BER D2

DESCRIPTION

This charming cottage on a 1 acre site offers potential purchasers peace and serenity in this idyllic hideaway with stunning views of the Silvermines mountains with the added advantage of two sheds, tack room/ feedstore and stables. The property has been tastefully decorated and consists of a living room, kitchen/dining room, bathroom and three bedrooms (one of the bedrooms is an open plan loft bedroom).

Upon entering the house you are greeted into the porch with a tiled floor. To your left is the living room with a tiled floor, Black Stanley solid fuel range with back boiler and timber stairs to the first floor. The kitchen /dining room is to the rear of the property and features a tiled floor, timber ceiling and fitted base units. This leads you to the back porch which has a tiled floor, wired for cooker and access door to the rear patio area. The bright and airy bathroom has a tiled floor, bath with overhead electric shower, W.C. and W.H.B.

There are three bedrooms in this house all with lino flooring and fitted wardrobes. The third bedroom is in the loft and creates a bright open plan space.

Externally there is a gravel driveway with well maintained plants/shrubs and patio area to the rear with outside tap and Belfast sink. This property has two detached sheds measuring 4.56m x 3.51m and 4.36m x 2.88m with a separate tack room /feedstore measuring 6.36m x 3.42m and two adjoining stables.

This is a fantastic opportunity to purchase a delightful home in turnkey condition in a tranquil setting with superb views of the countryside affording one lucky purchaser the opportunity to be able to move in immediately.

FEATURES

- Quaint cottage with spectacular views of the countryside
- Dual fuel heating system, mains water and septic tank
- 1 acre (0.41 ha) site with two sheds, tack/feedstore and stables
- Fibre broadband availability in the area
- Property ready for immediate occupancy



ACCOMMODATION

Ground Floor

- Entrance porch 1.05m (3'5") x 1.04m (3'5") Tiled floor
- Living room 4.47m (14'8") x 3.67m (12'0") Tiled floor, Black Stanley solid fuel range with back boiler and stairs to the first floor
- Kitchen/Dining room 4.93m (16'2") x 3.08m (10'1") Tiled floor, fitted base units and timber ceiling
- Bathroom 2.01m (6'7") x 1m (3'3") Tiled floor, bath with overhead electric shower, W.C. and W.H.B.
- Back porch 1.08m (3'7") x 1.35m (4'5") Tiled floor, wired for cooker, timber ceiling and access door to the rear
- Bedroom 1 2.75m (9'0") x 2.24m (7'4") Lino flooring, built in wardrobes and original timber coving
- Bedroom 2 2.87m (9'5") x 2.17m (7'1") Lino flooring and fitted wardrobes
- Bedroom 3/ Loft Bedroom 6.65m (21'10") x 4m (13'1") Lino flooring and fitted wardrobes





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the Ciamaltha road (R497). Turn right onto Ballintoher road (L2141). Continue on this road for 6.4km passing Buddy's Bar & the next crossroads. Take the next left and in 900m the property will be on your left hand side. Eircode: E45 HN93

BUILDING ENERGY RATING (BER)

BER: D2

BER No: 113080279

Energy Performance Indicator: 299.99 kWh/m²/yr



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