

# REA

# Eoin Dillon



2 BEDROOM SEMI-DETACHED  
G.I.A. 55 m<sup>2</sup> (592 sq. ft.)

FOR SALE BY PRIVATE TREATY

Boherbee, Silvermines  
Nenagh  
County Tipperary  
E45NY75

AMV €75,000

BER EXEMPT

## DESCRIPTION

This derelict two-bedroom cottage stands on approximately 212 sq. m. (0.05 acres) and has been vacant for over 20 years. The property is unsafe to enter, with parts of the rear roof having collapsed. We estimate the residence to have a gross internal area (G.I.A) of approximately 55 sq. m. (592 sq. ft.).

The cottage is semi-detached and forms part of a small terrace originally constructed over 100 years ago to accommodate the workmen and families of the extensive Kilboy Estate. A flat-roof extension was added to the side of the dwelling over 40 years ago to provide an internal bathroom and toilet.

The property is uninhabitable but, electricity and water will be connected before the sale closes. The front garden is heavily overgrown, accessed via a pedestrian gate from the public footpath. To the rear, access and parking are shared along a common lane, with no clearly defined boundaries between neighbouring properties.

Based on our knowledge and local records, we believe the cottage has remained vacant and unoccupied since at least 2000.

This property could potentially be eligible for grants up to €70,000 with the Croí Conaithe Fund for first-timebuyers & 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.

**No access to the house granted to members of the public. We can facilitate access to engineer/builder with safe pass, insurance and PPE.**

## FEATURES

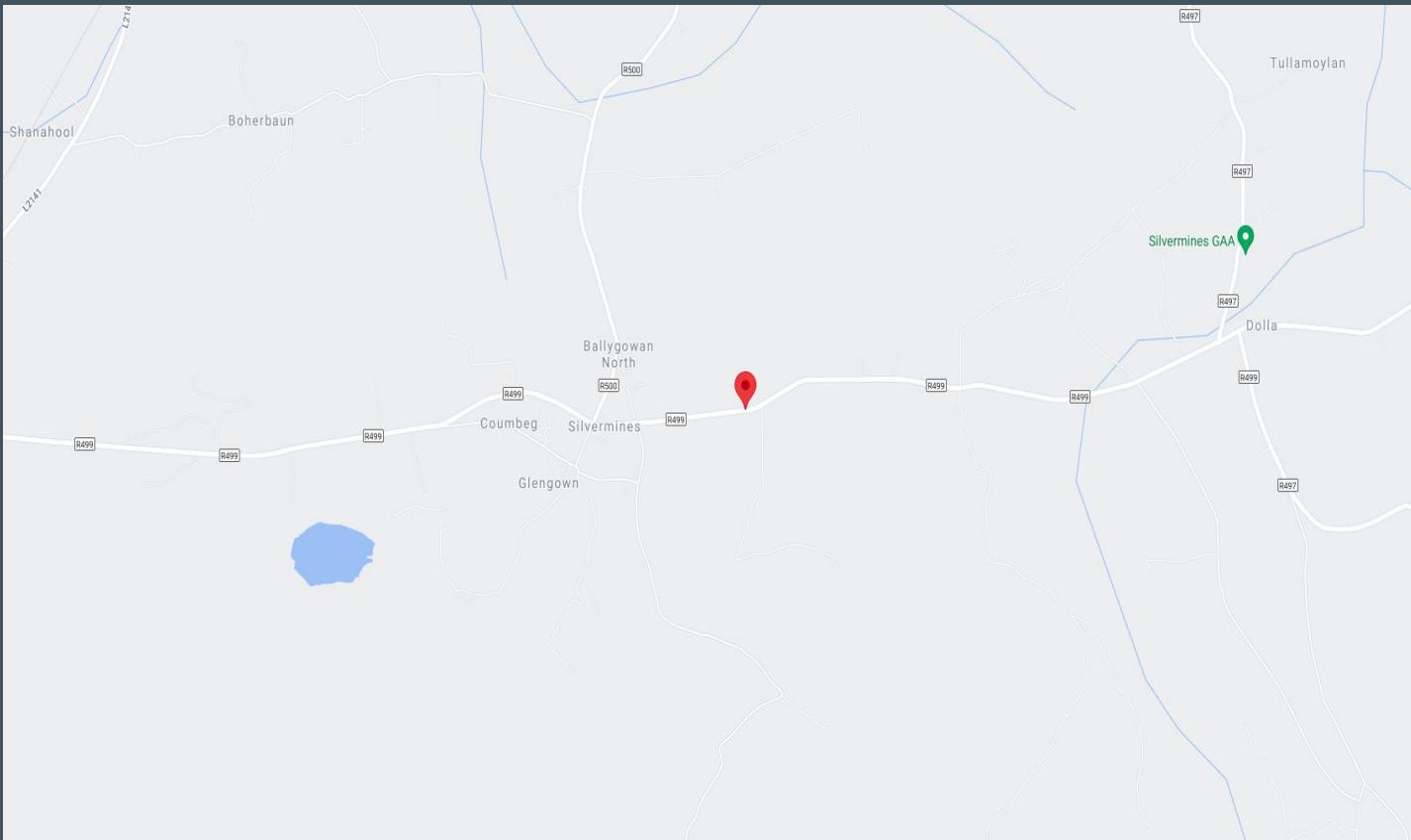
- Fabulous tranquil setting just 8km from Nenagh town.
- Ideal refurbishment opportunity.
- Sitting on 0.05 acre site
- Septic tank & mains water at the property



## ACCOMMODATION

- Kitchen/ Dining/Living room 6.32m (20'9") x 4.81(15'9")
- Bedroom 1 4.69m (15'5") x 2.29m (7'6")
- Bedroom 2 4.69m (15'5") x 2.29m (7'6")





#### PRICE

€75,000

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh take the Ciamaltha Road and follow the signs to the Silvermines village (R500). Drive 6.2km to the Silvermines village. When in the village turn left onto R499. In 750m the property will be on your left hand side.  
Eircode: E45 NY75.

#### BUILDING ENERGY RATING (BER)

**BER EXEMPT**



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 Eoin 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.