

REA

Eoin Dillon



2 BEDROOM COTTAGE WITH HOME OFFICE & GARAGE
G.I.A. 46.84m² (504 sq. ft.)

FOR SALE BY PRIVATE TREATY

Munnia, Aglish
Roscrea
County Tipperary
E53 D237

AMV €150,000

BER EXEMPT

DESCRIPTION

"Munnia", a charming old style cottage on a 1.06 acre (0.43 ha) site offers potential purchasers peace and serenity in this idyllic hideaway, yet only a ten minute drive from Borrisokane and all its amenities. This property consists of an openplan living room/kitchen/dining room, bathroom, two bedrooms and an outside home office with shower room and garage.

Upon entering the house you are greeted by an entrance hallway with tiled flooring. To your left is the open plan kitchen/dining/living area which features a tiled floor and open fireplace with natural stone finish. An archway leads you to the kitchen area which has fitted units, over the counter wall tiling, electric oven and hob. The main bathroom is fully tiled with bath, W.C and W.H.B. There are two bedrooms in this cottage. Both have a tiled floor with one bedroom featuring an open fireplace and build in wardrobe.

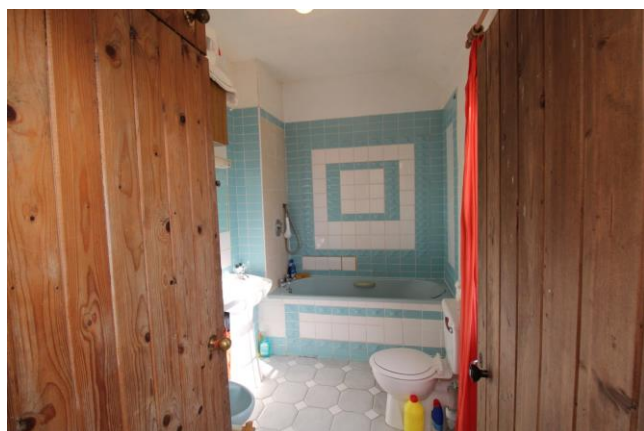
Externally this property has the benefit of a home office with a shower room which would facilitate remote working. There is low maintenance gardens to the front and rear of the property, stone entrance walls and a garage to the rear measuring 4.16m x 2.86m.

This is a fantastic opportunity to purchase a delightful cottage in a fabulous tranquil setting affording one lucky purchaser the opportunity to be able to move in immediately.

Viewing recommended. Video tour available on request.

FEATURES

- Charming cottage on a large 0.43 ha (1.06 acre site) located 9.7km from Borrisokane town centre and all its amenities
- Home office with seperate shower room
- Broadband available in the area
- Option to reduce size of the site.
- Garage measuring 4.16m x 2.86m
- O.F.C.H. and private well



ACCOMMODATION

Ground Floor

- | | | |
|----------------------|---------------------------------|---|
| • Entrance hallway | 2m (6'7") x 1.03m (3'5") | Tiled flooring |
| • Living/Dining room | 4.52m (14'10") x 3.34m (10'11") | Tiled flooring and open fireplace |
| • Kitchen | 2.5m (8'2") x 2.48m (8'2") | Tiled flooring, fitted units, over the counter wall tiling, electric oven and hob |
| • Bathroom | 2.97m (9'9") x 1.93m (6'4") | Fully tiled, bath, W.C and W.H.B. |
| • Bedroom 1 | 2.6m (8'6") x 2.03m (6'8") | Tiled flooring |
| • Bedroom 2 | 3.68m (12'1") x 2.39m (7'10") | Tiled flooring, open fireplace, build in wardrobe |

Outside

- | | | |
|---------------|------------------------------|-------------------------|
| • Home Office | 3.84m (12'7") x 2.36m (7'9") | |
| • Shower room | 2.38m (7'10") x 1.58m (5'2") | Shower, W.C. and W.H.B. |





PRICE

€150,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Borrisokane take the N65 signposted Galway. In 2.6km take a right turn signposted Athlone. Drive for 3km and take the right turn onto L5042 signposted Aglish. In 2km take a slight left signposted Gurteen College and in 2.3km the property will be on your right hand side identified by our For Sale sign. Eircode: E53 D237.

BUILDING ENERGY RATING (BER)

BER EXEMPT

REA



the mark of
property
professionals
worldwide

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.



Ireland's Biggest Property Website

