

REA

Eoin Dillon



3 BEDROOM COTTAGE ON 10.72 ACRES G.I.A. 103.85m² (1,118 sq.ft.)
plus garage and 327.03 sq.m. or 3,520 sq.ft. of Agricultural buildings.

FOR SALE BY PRIVATE TREATY

Coolecarra, Curreeney
Thurles
County Tipperary
E41 XD90



AMV €150,000

DESCRIPTION

Detached three bedroom cottage situated on a mature site with 10.72 acres of land and 5 large sheds to the rear.

The accommodation comprises of living room, sitting room, kitchen, utility, wetroom and three bedrooms. This house has the benefit of a second entrance with home office/playroom and W.C which connects you to the main living quarters. The sitting room features an open fire while the living room is tiled and has a solid fuel range. The bedrooms are carpeted and the wetroom is fully tiled with an electric shower. The house has the benefit of electric storage heaters and a private well.

This property has not been lived in for about a year and requires some refurbishment and modernisation works.

The lands are a combination of average quality lands and poorer lands suitable for summer grazing. There is a natural water course running adjacent to the lands. We understand the lands are all located within a designated SPA (Special Protective Area). The lands would benefit from an outlay of drainage and reclamation.

Excellent opportunity to purchase cottage, land and sheds located in a scenic setting with mountain and countryside views.

FEATURES

- Private well.
- Electric Storage heating.
- Waterford Stanley solid fuel range.
- Large garage attached to house 29.44 sq.m.
- Extensive farm sheds of 327.03 sq.m (3,520 sq.ft.) suitable for a variety of agricultural uses to include subdivision into stables.



ACCOMMODATION

Ground Floor

•	Entrance porch	2.1m (6'11") x 1.2m (3'11")	
•	Sitting room	4.97m (16'4") x 3.54m (11'7")	Open fireplace
•	Living room	4.31m(14'2") x 4.10m (13'5")	Tiled floor with solid fuel range
•	Bedroom 1	2.78m (9'1") x 2.46m (8'1")	Carpeted
•	Bedroom 2	2.7m (8'10") x 2.49m (8'2")	Carpeted
•	Kitchen	2.67m (8'9") x 2.54m (8'4")	Fitted units
•	Wet room	2.42m (7'11") x 1.66m (5'5")	Fully tiled with electric shower
•	Utility	2.76m (9'1") x 2.72m (8'11")	Fitted units
•	Entrance hall	2.29m (7'6") x 1.77m (5'10")	
•	Office/play room	4.42m (14'6") x 3.46m (11'4")	Tiled floor
•	W.C	1.94m (6'4") x 1.65m (5'5")	Lino floor with tiled walls, W.C & W.H.B
•	Bedroom 3	4.66m(13'4") x 3.63m(10'0")	Carpeted
•	Garage	5.58m(18'4") x 5.27m (17'3")	Roller door

Outbuildings

•	Shed 1 - Old milking parlour (Byre Style)	8.94m(29'4") x 6.84m(22'5")
•	Shed 2 - Old dairy (2 bay lean too)	9.02m(29'7") x 6.01m (19'9")
•	Shed 3 - 2 Bay Haybarn	9.07m(29'9") x 6.51m(21'4")
•	Shed 4 - 2 Bay Lean to	8.95m(29'4") x 6.55m(21'6")
•	Shed 5 - 2 Bay haybarn with lean too to front	13.59m(44'7") x 6.79m(22'3")





PRICE

€150,000

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

DIRECTIONS

From Dolla take the Tipperary road (R497) for 2.9km. Veer right and continue for 7.7km and the property will be on your right hand side. Eircode E41XD90

BUILDING ENERGY RATING (BER)

BER: G

BER No: 113900468

Energy Performance Indicator: 653.25kWh/m²/yr



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