

REA

Eoin Dillon



SITE FOR SALE WITH DEMOLISHED HOUSE
1.06 ACRES (0.43 HECTARES)

FOR SALE BY PRIVATE TREATY

Kilbarron
Coolbawn, Nenagh
County Tipperary
E45 YW30
AMV €70,000



DESCRIPTION

Unique opportunity to acquire a 1.06 acre (0.43 ha) site with breathtaking views of Lough Derg & the idyllic surrounding countryside just 16km to Nenagh town centre.

The previous property on this site was completely destroyed by an electrical fire in 2023 and planning permission may be granted without the criteria of having to meet the local needs housing and occupancy clauses.

The lands are comprised in folio TY45150F.

For more photos of this property please go to our website www.readillon.ie. You can also view the property at www.myhome.ie and www.daft.ie.

FEATURES

- 1.06 acres (0.43 Ha) site.
- Situated just 16 km from Nenagh town centre and all amenities
- Panoramic lake views of Lough Derg

Conditions to be noted:

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 take the N52 towards Borriskane. Turn left onto R493 (signposted Lough Derg Drive). Drive for 13.4km & turn left onto L1101 (signposted Kilbarrow Quay). Drive for 850m & turn left & in 200m property will be on your right hand side identified by our For Sale sign. Eircode: E45 YW30

VIEWING

By appointment: Negotiator: Eoin Dillon
42 Kenyon St. Nenagh, Co. Tipperary

T: 067 33468
E: info@readillon.ie
W: www.readillon.ie
PSRA: 001790