

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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No.5347



## Aughrim, Kilcommadan, Ballinasloe, H53 V962

- 4 bed house on c. 1 acre
- Good Outbuildings
- Oil heating and well water
- In need of renovation
- 3 span hay barn & limestone outbuildings

**Guide Price €75,000**



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# Aughrim, Kilcommadan, Ballinasloe, H53 V962

Brought to the market by P.F. Quirke & Co. Ltd. is this traditional 4-bedroom two-storey residence on c. 1 acre, located at Kilcommadan, Aughrim, Ballinasloe.

Extending to approx. 135.12 sq.m. and originally built c.1900, the property is full of character and offers huge potential for renovation.

Accommodation includes a kitchen, dining room, living room, bathroom and bedroom at ground floor, and three bedrooms upstairs, with scope to reconfigure and modernise to meet today's standards.

The residence is serviced by a septic tank and private well water, and is accessed via a cattle grid entrance with good road frontage, ensuring ease of access.

Externally, the property boasts a large yard to the rear, a 3-span hay barn, and a limestone loft, offering excellent storage and farming potential. The outbuildings, combined with the yard space, make this property ideal for those seeking a smallholding, workshop space, or equestrian use.

The 0.5 acre paddock to the side has potential to develop on in the future. Situated in a peaceful rural setting while remaining convenient to Aughrim village, Ballinasloe town and surrounding areas, this is an excellent opportunity to acquire a traditional farmhouse with character, land, and useful outbuildings.

Early inspection is recommended.

**Entrance Porch 1.03m (3'5") x 1.85m (6'1")**

**Entrance Hall 1.03m (3'5") x 1.04m (3'5")**

**Dining Room 3.05m (10'0") x 4.04m (13'3")**  
Fireplace, panelled ceiling.

**Living Room 4.01m (13'2") x 3.22m (10'7")**  
Fireplace.

**Kitchen 2.08m (6'10") x 5.05m (16'7")**  
Stove and fitted units.

**Back Hall 1.24m (4'1") x 2.26m (7'5")**

**Bathroom 1.62m (5'4") x 2.22m (7'3")**  
Walk in shower, whb, w/c

**Bedroom 1 3.05m (10'0") x 4.12m (13'6")**

**Upstairs Landing 1.75m (5'9") x 4.05m (13'3")**

**Bedroom 2 4m (13'1") x 2.03m (6'8")**

**Bedroom 3 3.55m (11'8") x 1.09m (3'7")**

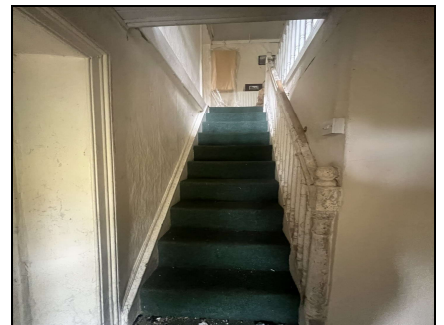
**Bedroom 4 3.06m (10'0") x 2.01m (6'7")**  
Fireplace

**Outside**

**3 Span Hay Barn**

**Old Stone Building**

Total Floor Area: 135.12 sqm (1454 sqft)



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