

REA

Eoin Dillon



2 BEDROOM COTTAGE WITH SHEDS
G.I.A. 54.22m² (584 sq. ft.)

FOR SALE BY PRIVATE TREATY

Ballylina, Borrisokane
Nenagh
County Tipperary
E45 TN83

AMV €139,950



DESCRIPTION

REA Eoin Dillon are delighted to present this charming two bedroom cottage which sits on a generous 0.89 acre (0.36 hectare) site with the benefit of sheds to the rear of the property. Set in a quiet picturesque location this property consists of an entrance hallway, living room, kitchen, utility, shower room and two bedrooms.

On entering the cottage you are greeted into an entrance hallway with lino floor covering. To your right is the living room which has lino floor covering and an open fireplace. The kitchen/dining room features lino floor covering, fully fitted kitchen, electric oven and hob, Off the kitchen is the utility room which has lino floor covering and is plumbed for a washing machine. The shower room had an electric shower with tiled shower area, W.C. and W.H.B. There are two bedrooms in this property which have carpeted flooring.

Externally there is low maintenance gardens, tarmac driveway and sheds to the rear of the house.

This is a fantastic opportunity to purchase a property in a tranquil setting with spectacular views of the surrounding countryside; just five minutes drive to Borrisokane and twenty minutes to Nenagh town centre and all amenities.

Viewing highly recommended. Video tour available on request.

FEATURES

- Charming two bedroom cottage just 5 minutes from Borrisokane town centre
- O.F.C.H and septic tank
- Large 0.89 acre (0.36 hectare) site
- Sheds measuring 3.35m x 1.93m , 3.79m x 3.31m , 2.05m x 1.43 & 3.54m x 3.15m
- Low maintenance gardens & tarmac driveway



ACCOMMODATION

- Entrance hallway 2.11m (6'11") x 0.9m (2'11") Lino floor covering
- Living room 4.48m (14'8") x 3.36m (11'0") Lino floor covering and open fireplace
- Kitchen 4.53m (14'10") x 3.06m (10'0") Lino floor covering, full range of fitted units, electric oven and hob
- Utility room 3.42m (11'3") x 2.58m (8'6") Lino floor covering and plumbed for washing machine

- Shower room 1.96m (6'5") x 1.54m (5'1") Lino floor covering, electric shower with tiled shower area, W.C. and W.H.B.
- Bedroom 1 2.57m (8'5") x 1.99m (6'6") Carpeted flooring
- Bedroom 2 3.63m (11'11") x 2.4m (7'10") Carpeted flooring





PRICE

€139,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh head to Borrisokane on the N52. In Borrisokane turn right onto Mill road (signposted Tullamore/Birr). Drive for 4.6km & the property will be on your left hand side identified by our For Sale sign.

Eircode: E45 TN83

BUILDING ENERGY RATING (BER)

BER: G

BER No: 107438392

Energy Performance Indicator: 742.72 kWh/m²/yr



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