

# REA

# Eoin Dillon



**4 BEDROOM COTTAGE WITH FARMYARD**  
G.I.A. 102.74m<sup>2</sup> (1,105. sq. ft.) on 2.47 acres

Note red line for indication purposes only. Refer to Land Registry Map.

FOR SALE BY PRIVATE TREATY

**The Cottage, Lot 1 Carney Commons**  
Carney  
Nenagh  
County Tipperary

AMV €150,000





## DESCRIPTION

Four bedroom cottage and farmyard sitting on generous 2.47 acre (1 ha) site with an ample variety of out buildings with enormous development potential close to Carney Village and 14km from Nenagh town centre. This property requires extensive refurbishment but in the right hands could become an exceptional country style home.

The accommodation consists of an entrance porch, kitchen/dining/ living area, sitting room, rear porch, two bedrooms on the ground floor and a further two bedrooms on the first floor.

Externally the farmyard consists of 3 bay hay shed with lean to, a 3 bay shed and a number of out buildings. The land itself is of good agricultural quality with option to purchase additional 1.08 Ha/ 2.67 acres of land

This property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund for first-time buyers & other owner occupiers willing to refurbish derelict homes. This grant may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support.

Please note the property includes an old farmyard with covered and uncovered slurry stores and other dangerous buildings. Please do not enter same unaccompanied and take extreme caution at all times if visiting the property. Under no circumstances should children be brought to view the property and please do not be offended if we refuse to show you the property if you are accompanied by children.

## VIEWING

By Appointment only:  
 Negotiator: Eoin Dillon  
 42 Kenyon St. Nenagh, Co. Tipperary  
 T: 067 33468 E: [info@readillon.ie](mailto:info@readillon.ie)  
 W: [www.readillon.ie](http://www.readillon.ie)  
 PSRA: 001790

## Ground Floor

- Entrance porch 3.01m (9'11") x 1.64m (5'5")
- Kitchen/ Dining 4.37m (14'4") x 4.01m (13'2")
- Living Room 4.37m (14'4") x 3.31m (10'10")
- Rear Porch 3.86m (12'8") x 2.41m (7'11")
  
- Bedroom 1 4.37m (14'4") x 1.08m (3'7")
- Bedroom 2 4.42m (14'6") x 4.37m (14'4")

## First Floor

- Bedroom 3 4.42m (14'6") x 4.37m (14'4")
- Bedroom 4 4.37m (14'4") x 3.31m (10'10")

## FEATURES

- Property located 13km from Nenagh town centre
- 3 bay hay shed with lean to, a 3 bay shed and a number of out buildings
- Large 2.47 acre site/ 1 Ha with option to purchase 1.08 Ha / 2.67 acres of additional land
- May be eligible for grants, ideal renovation project.
- Old pump water connection in farmyard

## DIRECTIONS

From Nenagh head towards Carney via the N52. Take the left hand turn just after Ashley Park Hotel (signposted Carney). Continue on this road for a further 2km. Take a left turn signposted Carney & drive for 4.2km & the property will be directly in front of you at a junction identified by our For Sale sign.