

# REA

# Eoin Dillon



2 BEDROOM COTTAGE WITH ATTIC ROOM  
G.I.A. 84.27m<sup>2</sup> (907 sq. ft.)

FOR SALE BY PRIVATE TREATY

Sragh, Ballinacclough  
Nenagh  
County Tipperary  
E45 RP84

AMV €219,950

BER E2

## DESCRIPTION

REA Eoin Dillon are pleased to present this charming two bedroom cottage with an office which sits on a generous 1.09 acre site.

Only 9km from Nenagh town centre and numerous amenities this house is presented for sale in turn key condition and ready for immediate occupancy.

Set in a quiet picturesque location the residence consists of an entrance hallway, kitchen/dining room, living room, shower room, two bedrooms and an office room.

On entering the cottage you are greeted into an entrance hallway with tiled flooring. To your left is the living room which features timber flooring and a solid fuel stove. The kitchen/dining area is to the rear of the property and has a tiled flooring, a full range of wall and base units, tiled splashback, electric oven and hob and is plumbed for a washing machine and dryer. The shower room has a tiled floor, electric shower, W.C. and W.H.B.

This property has two bedrooms with timber flooring. Upstairs this residence has the added advantage of an office space which has carpeted flooring, storage and two skylight windows taking advantage of the natural light.

Externally this property has well maintained gardens to the front and rear and a gravel driveway with the benefit of a detached shed measuring 8.59 sq. m.

This is a fantastic opportunity to purchase a traditional cottage in a tranquil setting with superb views of the surrounding countryside.

Viewing is highly recommended.

## FEATURES

- Traditional cottage within a 10 minute drive to Nenagh town centre
- Residence in turnkey condition ready for immediate occupancy
- O.F.C.H, mains water and septic tank
- Large 1.09 acre site
- Detached shed measuring 8.59 sq.m.



## ACCOMMODATION

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### Ground Floor

- Entrance hallway 3.11m (10'2") x 2.01m (6'7") Tiled flooring
- Living room 4.48m (14'8") x 2.68m (8'10") Timber flooring and solid fuel stove
- Kitchen/Dining room 4.51m (14'10") x 3.15m (10'4") Tiled flooring, full range of fitted units, tiled splashback, electric oven and hob and plumbed for washing machine and dryer
  
- Shower room 2.06m (6'9") x 2.05m (6'9") Tiled flooring, electric shower, W.C. & W.H.B.
  
- Bedroom 1 3.57m (11'9") x 2.35m (7'9") Timber flooring
- Bedroom 2 3.2m (10'6") x 2.84m (9'4") Timber flooring

### First Floor

- Office 7.41m (24'4") x 3.01m (9'11") Carpeted flooring, storage and two skylight windows





### PRICE

€219,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

From Nenagh take the Thurles Road (R498). After 1.8km, turn right onto the road signposted for Ballinacloough. Continue on the road for 3.6km and then turn right. Once you go over the bridge, drive for 950m & turn right at Ballinacloough church. Continue to the end of this road (1.8km) & turn left onto R499. In 800m the property will be on the left. Eircode: E45 RP84

### BUILDING ENERGY RATING (BER)

BER: E2

BER No: 104309935

Energy Performance Indicator: 365.76 kWh/m<sup>2</sup>/yr



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