

# REA

# Eoin Dillon



**2 BEDROOM COTTAGE**  
G.I.A. 87.21 sq. m. (939 sq. ft.)

FOR SALE BY PRIVATE TREATY

Grawnorish  
Cloughjordan  
County Tipperary  
E53 XV10

AMV €199,950



## DESCRIPTION

REA Eoin Dillon is delighted to present this charming two bedroom cottage, offering a peaceful countryside retreat just 2.2km from Cloughjordan village and 14.2km from Nenagh town centre.

Built in 1950, this character filled home is ready for immediate occupancy and offers excellent potential. The accommodation includes an entrance porch, a cozy living room, a bright kitchen/dining area, a utility room, two bedrooms (one en-suite) and a family bathroom.

Upon entering, you are welcome into an inviting entrance porch which leads into the living room, featuring carpet flooring and an oil-fired stove (currently not in working order). The spacious kitchen/dining area is filled with natural light and boasts timber effect lino flooring, fully fitted kitchen units, a double sink, an integrated double oven and microwave and patio doors opening to the rear.

This property offers two comfortable bedrooms, one of which benefits from a fully tiled en-suite with an electric shower, W.C. and W.H.B. The family bathroom is well appointed with tiled flooring, partially tiled walls, a walk in electric shower, W.C. and W.H.B.

Externally, the property is set on a generous 1.18 acre (0.48 ha) site and features a tarmac driveway and a garage to the rear, measuring 5.66 sq.m x 4.11 sq.m.

This property could potentially be eligible for grants up to €50,000 with the Croi Conaith Vacant Property Refurbishment Grant. 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.

Viewing is highly recommended.

## FEATURES

- Charming two bed cottage close to Cloughjordan village 14.2 km from Nenagh town centre
- O.F.C.H., mains water and septic tank
- Generous site on 1.18 acres
- Detached shed measuring 5.66m x 4.11m
- uPVC Double glazed windows
- Property may be eligible for the Vacant Home grant of up to €50,000



## ACCOMMODATION

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### Ground Floor

●	Porch	1.34m (4'5") x 1.11m (3'8")	Lino flooring
●	Living Room	4.18m (13'9") x 3.45m (11'4")	Carpet flooring with cast iron oil fired stove
●	Kitchen	3.52m (11'7") x 2.47m (8'1")	Timber effect lino flooring with timber panelling on ceiling, fully fitted wall & base units with double integrated oven and microwave
●	Utility	3.22m (10'7") x 3.21m (10'6")	Plumbed for washing machine and dryer
●	Dining Room	4.55m (14'11") x 3.01m (9'11")	Timber effect lino flooring and timber panelling on ceiling with double doors to the rear
●	Bedroom 1	4.22m (13'10") x 2.74m (9'0")	Carpet flooring
●	En-suite Bathroom	1.39m (4'7") x 1.39m (4'7")	Fully tiled with electric shower, W.C. & W.H.B.
●	Bedroom 2	4.19m (13'9") x 3.08m (10'1")	Timber effect flooring
●	Guest bathroom	1.92m (6'4") x 1.63m (5'4")	Tiled flooring with walk in electric shower, W.C & W.H.B.





#### PRICE

€199,950

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From the village of Cloughjordan head straight down main street passing the national school on your right, Continue for 2km and the property will be on the left hand side, recognised by our "For sale" sign.

Eircode: E53 XV10

#### BUILDING ENERGY RATING (BER)

BER: F

BER No: 117721357

Energy Performance Indicator: 440.82 kWh/m<sup>2</sup>/yr

