

REA

Eoin Dillon



2 BEDROOM DETACHED COTTAGE
G.I.A. 56.69m² (610.21 sq. ft.)

FOR SALE BY PRIVATE TREATY

Kilcommon,
Thurles,
County Tipperary,
E41 AH36

AMV €149,950

DESCRIPTION

REA Eoin Dillon is delighted to present to the market this charming two-bedroom cottage, ideally situated in a picturesque rural setting close to the village of Kilcommon. Offering a wonderful combination of character, privacy and generous outdoor space, this unique property is set on a substantial 1.24 acre (0.5 hectare) site and enjoys fabulous views over the surrounding countryside.

On entering the property, you are greeted by a welcoming porch with tiled flooring, leading into the bright and practical open-plan kitchen, living and dining area. The kitchen is fitted with a range of units, tiled splashback, electric oven and hob, and is plumbed for a washing machine. The living area features laminate wood flooring and a solid fuel stove, creating a cosy focal point, while carpeted stairs lead to the first floor.

Upstairs, the property provides two well-proportioned bedrooms, both finished with laminate wood flooring. The fully tiled shower room is complete with an electric shower, W.C. and W.H.B.

Externally, the property is set on an impressive 1.24-acre site, offering excellent space and potential for a variety of uses. The property is approached via a gravel and concrete driveway, with a large decking area to the front providing an ideal spot to relax and enjoy the peaceful rural surroundings and countryside views. There are also two substantial sheds measuring approximately 5.63m x 4.92m and 7.39m x 3.37m, providing excellent additional storage and workspace.

This is a charming property with plenty of outdoor space, beautiful countryside views and a peaceful rural setting, while still being within easy reach of Kilcommon village. Whether as a permanent home or a property in which to enjoy a quieter pace of life, this cottage offers a wonderful opportunity to acquire a unique home in an attractive countryside location.

Viewing is highly recommended.

FEATURES

- Two bedroom cottage with picturesque countryside views.
- Property situated on a generous 1.24 acre site.
- O.F.C.H., septic tank and private well.
- Small sheds to the rear and side of the property.
- Located just 1.2km to Kilcommon village, 24km to Nenagh, 28km to Thurles and 32km to Limerick.
- Built in 1940.



ACCOMMODATION

Ground Floor

- Entrance porch 1.69m (5'7") x 1.02m (3'4") Tiled flooring
- Kitchen/Living/Dining 3.75m (12'4") x 1.8m (5'11") Laminate wood flooring, fitted units, electric oven and hob, tiled splashback, plumbed for washing machine & carpeted stairs to the first floor

First Floor

- Bedroom 1 3.73m (12'3") x 2.34m (7'8") Laminate wood flooring
- Bedroom 2 2.59m (8'6") x 2.36m (7'9") Laminate wood flooring
- Shower room 1.83m (6'0") x 1.67m (5'6") Fully tiled, electric shower, W.C & W.H.B.





PRICE

€149,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon or Josephine Nolan

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh, go past Costello's shop in the Ciamaltha road. Take the R497 to Dolla. In the village of Dolla turn left and then immediate right for Tipperary. Continue for c. 16 km until you meet the Newport to Thurles road. Turn right for Newport / Limerick and the right turn at the pub by the GAA field and the property is on the left hand side and is identified by our for sale sign. Eircode: E41 AH36

BUILDING ENERGY RATING (BER)

BER: G

BER No: 109568287

Energy Performance Indicator: 1161.88 kWh/m²/yr



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

