

REA

Eoin Dillon



3 BEDROOM COTTAGE with FARMYARD on 4.22 acres
G.I.A. 72.79m² (783 sq. ft.)

FOR SALE BY PRIVATE TREATY

Emmel West,
Cloughjordan
County Tipperary
E53 VE44

AMV €249,950



DESCRIPTION

Nestled away in a beautiful countryside location just a 4 minute drive to Cloughjordan Village. REA Eoin Dillon are proud to present this charming three bedroom cottage and farmyard sitting on 4.22 acres.

This property was built in 1978 and requires some updating & modernisation to become an exceptional countryside home. The accommodation consists of an entrance hallway, living room, kitchen, three bedrooms and a shower room.

On entering the property to the entrance hall, the living room is on your right. The living room features laminate wood flooring and a solid fuel stove with a tile surround. At the rear of the property is the kitchen which has lino flooring, built in storage and a traditional solid fuel range which fuels the central heating. Just off the kitchen is the back porch which offers access to the rear of the property. There are three double sized bedrooms at this residence. The shower room is fully tiled has a mains shower, W.C. & W.H.B.

Externally this property has a gated entrance & a low maintenance paved front yard, benefiting from a garage with vehicular access. The residence sits on a very large 4.22 acres (option to purchase additional land available) with the farmyard just a short walk down the road. At the farmyard there are a number of sheds including an enclosed hay barn (62 sq.m.), open hay barn (68 sq.m.) and two block shed (16.3 sq.m. and 26 sq.m.)

This is a fantastic opportunity to purchase a traditional cottage in a tranquil setting with all the benefits of country side living yet just a short drive to Cloughjordan Village and all amenities.

FEATURES

- Beautiful countryside location just a 4 minute drive to Cloughjordan Village & all amenities.
- Solid fuel central heating, septic tank & mains water
- Sitting on 4.22 acres with option to purchase additional land
- Farm yard with multiple sheds including: Enclosed haybarn, open hay barn & two block sheds
- Built in 1978 traditional construction with double glazed windows



ACCOMMODATION

Ground Floor

- Entrance Hall 3.04m (10'0") x 1.67m (5'6") Laminate timber flooring
- Living Room 3.64m (11'11") x 3.59m (11'9") Laminate timber flooring, solid fuel stove
- Kitchen 4.68m (15'4") x 2.87m (9'5") Lino flooring, solid fuel range, built in storage
- Back Porch 1.43m (4'8") x 1.23m (4'0") Rear access
- Wet Room 2.86m (9'5") x 1.83m (6'0") Fully tiled, mains shower, W.C. & W.H.B.
- Bedroom 1 2.69m (8'10") x 2.6m (8'6") Lino flooring
- Bedroom 2 3.69m (12'1") x 2.61m (8'7")
- Bedroom 3 4.22m (13'10") x 2.87m (9'5")





PRICE

€249,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the Dublin road past the Abbey Court Hotel. Take the left turn for Cloughjordan (R491). Travel 14km to the village of Cloughjordan. Turn right on Main St passing Centra take the next right on to Templemore Rd. Continue straight for 2.2km and take a right hand turn. The property will be on the right hand side.

Eircode: E53 VE44

BUILDING ENERGY RATING (BER)

BER: G

BER No: 116623604

Energy Performance Indicator: 584.5 kWh/m²/yr

REA



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property
professionals
worldwide

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