

REA

Eoin Dillon



3 BEDROOM COTTAGE
G.I.A. 91.63m² (986 sq. ft.)

FOR SALE BY PRIVATE TREATY

Kilboy, Silvermines
Nenagh
County Tipperary
E45 F864

AMV € 149,950



DESCRIPTION

REA Eoin Dillon is delighted to present this charming 3 bedroom cottage, ideally situated just 1.5km from the lovely village of Silvermines, Co. Tipperary.

Originally built in 1889 and set on a generous 0.53 acre (0.215 ha) site, this property offers the perfect blend of historic charm and country tranquillity, just waiting for a new owner's touch.

The cottage opens into an entrance hall, leading to a living room with a solid fuel stove and back boiler. To the rear, the kitchen is fitted with units and an electric oven and hob, and also features an oil fired range, as well as plumbing for a washing machine.

The sleeping accommodation includes three carpeted bedrooms, while the bathroom has a tiled floor, a full sized bath, electric shower, WC, and WHB with a vanity unit.

Outside, the property features a front garden with a tarmac driveway, gated entrance, and a classic stone wall, adding to its country charm and privacy.

To the rear, a large garden provides plenty of outdoor space, and a spacious 6.13m x 4.87m shed offers great potential for storage or use as a workshop.

Just 10km from Nenagh and serviced with a septic tank, water, electricity, and oil fired central heating, this cottage provides the peace of country living with all essential amenities nearby. With a bit of TLC, this lovely property can become a wonderful home.

Viewing is recommended.

FEATURES

- Quaint cottage with spectacular views of the countryside
- Oil fired heating system, shared water supply and septic tank
- 0.53 acre (0.41 ha) site with shed measuring 6.13m x 4.87m
- Large rear garden and tarmac driveway
- Broadband available in the area



ACCOMMODATION

Ground Floor

- Entrance Hall 7.66m (25'2") x 1.06m (3'6")
- Living Room 5.44m (17'10") x 3.06m (10'0") Solid fuel stove
- Kitchen/ Dining Room 4.88m (16'0") x 2.81m (9'3") Fitted kitchen units, electric ove and hob, oil fired range, plumbed for washing machine
- Bedroom 1 4.02m (13'2") x 3.12m (10'3") Carpet flooring
- Bedroom 2 4.21m (13'10") x 2.75m (9'0") Carpet flooring
- Bedroom 3 3.32m (10'11") x 3m (9'10") Carpet flooring
- Bathroom 3.09m (10'2") x 2.31m (7'7") Tiled floor, electric shower, bath, WHB & WC

Ground Floor Layout



Note: Floor plan for indication purposes only.



PRICE

€149,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh head out the Silvermines Road. Pass Silvermines GAA pitch and at the T junction take a right. Continue up this road for 1.6km and the property will be on your right, recognised by our for sale signs.

Eircode E45 F864

BUILDING ENERGY RATING (BER)

BER: G

BER No: 117488767

Energy Performance Indicator: 462.95 kWh/m²/yr



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