

Blackcommon, The Commons, Ballingarry, Co. Tipperary. E41 TP40

For Sale By Private Treaty



A delightful country cottage set on 0.31 hectares (0.77 acres) featuring an outbuilding and a paddock to the right of the property.

The accommodation comprises an entrance porch, kitchen, living room, and an ensuite bedroom on the ground floor, with access to the first-floor bedroom from the kitchen. The property is equipped with oil-fired central heating and is located only 650m from The Commons.

GUIDE PRICE : €150,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

Entrance Porch

7' x 3'09 (2.13 x 0.94)

Vinyl Flooring

Kitchen

11'02 x 12'01 (3.3 x 3.7)

Vinyl flooring, an original vintage fireplace with a prominent beam serving as a striking feature, a solid fuel stove, and ceilings that soar to 11' high. Doors provide access to both the living room and a bedroom, while a stairwell leads to an additional bedroom on the first floor. The kitchen is equipped with storage units at both floor and eye level, including an electric cooker.



Living Room

12' x 12' (3.6 x 3.6)

Laminate timber flooring, a stone fireplace featuring a solid fuel Stanley stove, and ceilings that are 9' high.



Bedroom

9'10 x 10'07 (2.8 x 3.1)

Laminate timber flooring, 6' high ceilings. Door leads to ensuite bathroom.

Ensuite Bathroom

9' x 3' (2.7 x 0.9)

WHB, WC and Shower area with Triton T80 electric shower; cladding on walls and on ceiling.



First Floor Bedroom

13'03 x 10'06 (4 x 2.1)

Laminate timber flooring, along with a Velux window and side window, offers breathtaking views of Slievenamon from the bedroom.



FEATURES

- Equipped with oil-fired central heating and two solid fuel stoves (located in the kitchen and living area).
- A stone outbuilding measuring 19'5 x 10' is located opposite the cottage, housing the oil burner (replaced in 2017). This outbuilding also includes an outdoor toilet, plumbed and includes a washing machine.
- Tucked away in picturesque rural surroundings in the Slieveardagh Hills, providing breathtaking views of the surrounding countryside.
- The property underwent renovations in 2012, including dry lining of the walls, window upgrades, a new roof, and attic insulation. The stone outbuilding was also reroofed using tiles from the cottage at that time.

SERVICES

- Mains Water
- Septic Tank on site (in the paddock behind the shed)
- Oil-fired & solid fuel central heating.





LOCATION / DIRECTIONS

- 650m to The Commons
- 5.3km Ballingarry
- 8km Gortnahoe
- 25km Thurles
- 23km Kilkenny City



<https://tinyurl.com/2ytparku>

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.