

REA

Eoin Dillon



3 BEDROOM DETACHED COTTAGE
G.I.A. 98.15 m² (1056 sq. ft.)

FOR SALE BY PRIVATE TREATY

Lodge, Puckane
Nenagh
County Tipperary
E45 X853

AMV €149,950

BER E1

DESCRIPTION

Nestled in the heart of the charming and scenic village of Puckane, this 3 bedroom cottage offers a unique opportunity to create your dream home in an idyllic village setting. Positioned on a 0.12 hectare (0.297 acre) site, the property boasts abundant potential for customisation and modernisation, making it the perfect choice for those who wish to enjoy the best of village life, with everything just a short walk away.

Though in need of updating, the residence exudes charm and is perfectly situated to enjoy the best of rural village life while maintaining close proximity to nearby towns. A mere 7-minute drive (5.5 km) brings you to Ballycommon, while the bustling town of Nenagh is only 9 minutes (4.7 km) away. For those who enjoy lakeside activities, Dromineer and the stunning Lough Derg are within a 13 minute drive (9.5 km), adding to the appeal of this prime location.

The cottage layout is practical and welcoming, featuring an entrance hallway that leads you to a variety of well appointed spaces. Upon entering, to your left is a guest WC and wash hand basin for convenience. The kitchen, located to the right of the hallway, is equipped with vinyl flooring and fitted units, and is plumbed for essential appliances such as a washing machine and dishwasher. Moving through the kitchen, you'll find the spacious living room, complete with a solid fuel open fireplace, perfect for creating a warm, inviting atmosphere.

The ground floor also houses one bedroom, while the first floor offers two additional generously sized bedrooms. The family bathroom, located upstairs, is fitted with vinyl flooring and features a bathtub with an electric shower, WC, and wash hand basin.

With its prime village location, this property is ideal for those seeking a peaceful home that's still closely connected to local amenities. Viewing is highly recommended for anyone looking for a home full of potential. This cottage is ready for someone to add their personal touch and transform it into a beautiful, comfortable residence.

FEATURES

- Prime village location in the beautiful picturesque village of Puckane just 5km from Nenagh 9.5km Dromineer
- Fantastic renovation project
- Broadband available
- Electricity, mains water and sewerage



ACCOMMODATION

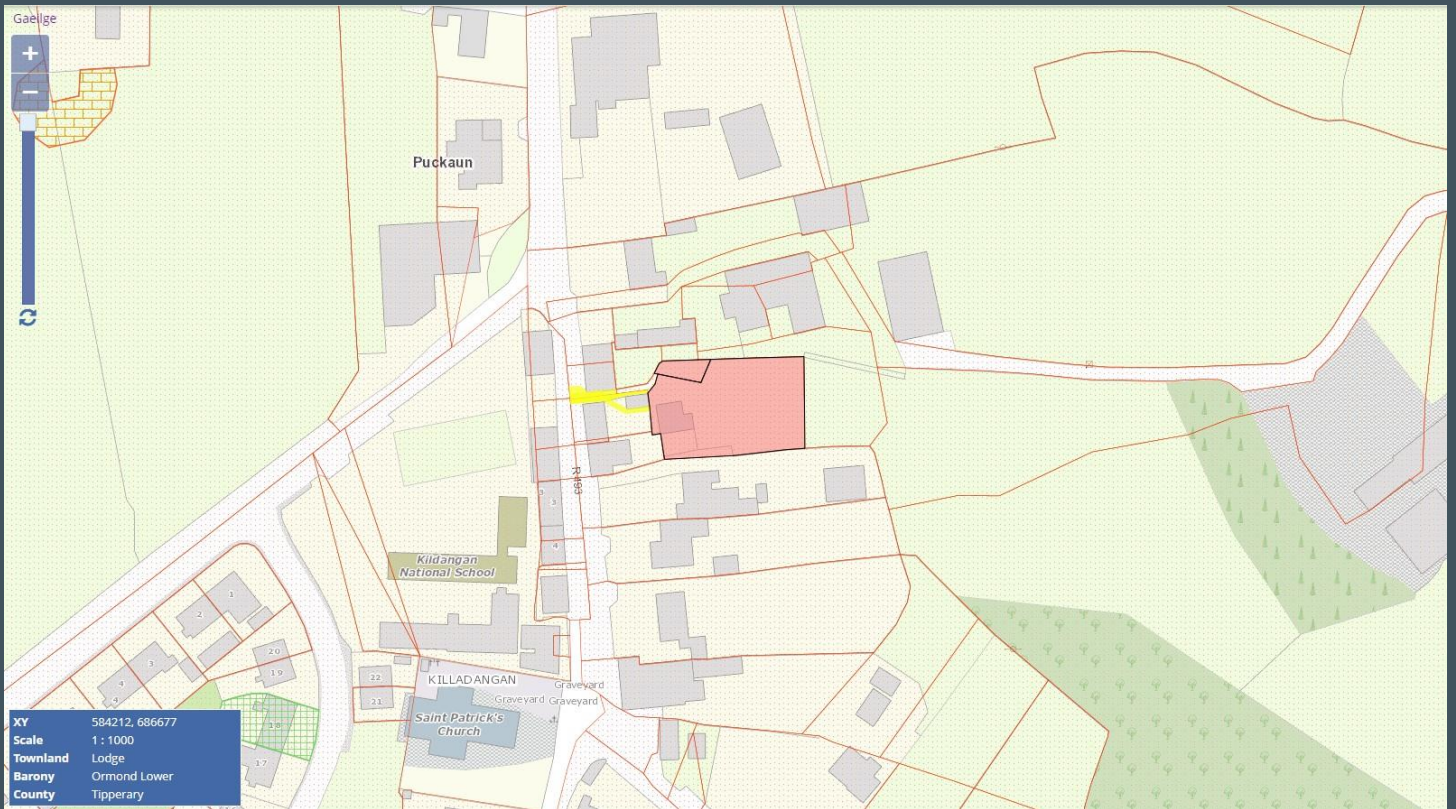
Ground Floor

- Entrance hallway 2.56m (8'5") x 1.55m (5'1") Lino flooring
- Living room 5m (16'5") x 3.64m (11'11") Carpet flooring and open fireplace
- Kitchen 4.02m (13'2") x 3.64m (11'11") Lino flooring, fitted units plumbed for washing machine & dishwasher
- Guest W.C. 1.66m (5'5") x 0.87m (2'10") Lino flooring, W.C. and W.H.B
- Back porch 2.56m (8'5") x 1m (3'3") Lino flooring
- Bedroom 1 3.67m (12'0") x 3.48m (11'5") Lino flooring

First Floor

- Bedroom 2 4.22m (13'10") x 4.05m (13'3") Carpet flooring
- Bedroom 3 3.87m (12'8") x 2.9m (9'6") Carpet flooring
- Bathroom 2.33m (7'8") x 2.19m (7'2") Vinyl flooring, bath, electric shower, fitted units, W.C. and W.H.B





PRICE

€149,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh head out the Borrisokane road N52 . At the roundabout take the second exit onto N52 (signposted Borrisokane). Continue straight on to the R493 route for 8.9 km to Puckane village, when you come to the village centre there will be a sharp right with a sign pointing to the Lodge.

Eircode of property: E45 X853

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 117585596

Energy Performance Indicator: 324.73 kWh/m²/yr



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