

REA

Eoin Dillon



2 BEDROOM COTTAGE
G.I.A. 54.32m² (585 sq. ft.)

FOR SALE BY PRIVATE TREATY

Derry, Rathcabbin
Birr
County Offaly
R42 DA21

AMV €69,950



DESCRIPTION

Unique opportunity to purchase two bedroom cottage on a large 1.08 acre site with the benefit of two sheds to the rear.

This cottage is in need of total refurbishment & modernisation works but presents excellent potential for a purchaser to modernise and put their own stamp and design on the property to complete the transformation.

The accommodation consists of kitchen/dining room, living room, bathroom and two bedrooms.

This property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund and is available for properties intended for rental as well as owner-occupied who are willing to refurbish derelict homes. This grant may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support.

Externally there is two sheds to the rear measuring 7.13m x 6.67m & 7.09m x 3.3m.

Occupying a large site area this property offers the discerning purchaser lots of potential (subject to the necessary planning permission).

Viewing recommended.

FEATURES

- Two bedroom cottage in need of refurbishment & modernisation
- Potential to extend (subject to planning permission)
- Centrally located property; 11km to Birr, 15km to Portumna & 16km to Borrisokane
- Large 1.08 acre (0.44 hectare) site
- Two sheds to the rear



ACCOMMODATION

Ground Floor

- Living room 4.22m (13'10") x 3.05m (10'0") Open fireplace
- Kitchen/Dining room 4.11m (13'6") x 2.64m (8'8") Solid fuel range and access door to the rear
- Bathroom 2.64m (8'8") x 1.73m (5'8") Lino floor covering, bath, W.C. & W.H.B.
- Bedroom 1 3.2m (10'6") x 2.97m (9'9") Carpeted flooring
- Bedroom 2 4.28m (14'1") x 2.89m (9'6") Lino floor covering





PRICE

€69,950

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Borrisokane continue on the N65 for 7.3km. Take right turn onto R438 & continue for 2.5km & turn left. Continue onto L5046 & drive for 3.4km & turn left. In 350m turn left & take the next left & in 86m the property will be on your left identified by our For Sale sign. Eircode: R42 DA21

BUILDING ENERGY RATING (BER)

BER: G

BER No: 117295162

Energy Performance Indicator: 1540.34 kWh/m²/yr

REA



the mark of
property
professionals
worldwide

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