REA

Eoin Dillon



FOR SALE BY AUCTION

Kilfadda, Lorrha, County Tipperary E45 EV88

AMV €99,950

Online Auction: 5th December 2024 11:30 – 12:00

Interested parties should register in advance of the auction on https://readillon.bidnow.ie <u>AND</u> pay/preauthorise a €5,000 bidding deposit.







DESCRIPTION

ONLINE AUCTION - 5th December 2024

Nestled in the scenic countryside of Kilfadda, Lorrha, this 2 bedroom semi detached bungalow sits on a generous 1.13 acre site, offering ample space and loads of potential.

The property is in need of complete renovation, making it the perfect blank canvas for those looking for a project.

With electricity, mains water, and a septic tank already connected, the essential utilities are in place, making the renovation process smoother.

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.

Situated in a peaceful rural area yet close to the village of Lorrha and nearby towns like Nenagh which is 25km away and Birr whixh is 12km away, this property combines the tranquility of the countryside with convenient access to essential services.

Viewing is recommended.

FEATURES

- Located in a tranquil setting, 16km & 11.8km from Nenagh town centre
- Fantastic renovation project
- Front & rear garden with shed (2.7m x 2.2m)
- Broadband available in the area
- Mains water and septic tank











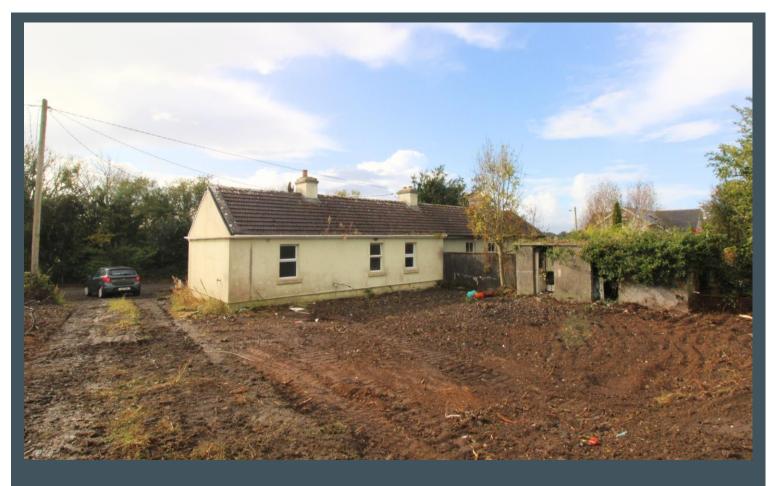
ACCOMMODATION

Ground Floor

Entrance Hall	7.35m (24'1") x 3.95m (13'0")
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Bathroom 7.35m (24'1") x 3.95m (13'0")





PRICE

€99,950

By appointment

Contact Negotiators: Eoin Dillon

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DIRECTIONS

From Nenagh head towards Ardcroney via the N52. Drive for 5.7kms then take the left hand turn (signposted Carney). Drive for a further 1.5km and take another left continuing to follow the signs for Carney. At the next junction take a right, drive for 750m and the house will be on your right, recognised by our sign.

Eircode for house next door: E45 K650

BUILDING ENERGY RATING (BER)

BER: G

BER No: 115364945

Energy Performance Indicator: 482.25 kWh/m²/yr









