

REA

Eoin Dillon



2 BEDROOM SEMI-DETACHED
G.I.A. 46m² (1,184sq. ft.)

FOR SALE BY AUCTION

Kilfadda,
Lorrha,
County Tipperary
E45 EV88

AMV €99,950

Online Auction: 5th Decemeber 2024

11:30 – 12:00

Interested parties should register in advance of the
auction on <https://readillon.bidnow.ie> **AND**
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 which 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")
- Kitchen/ Living Area 4.95m (16'3") x 3.92m (12'10")
- Bedroom 1 7.35m (24'1") x 3.95m (13'0")
- Bedroom 2 7.35m (24'1") x 3.95m (13'0")
- Bathroom 7.35m (24'1") x 3.95m (13'0")





PRICE

€99,950

VIEWING

By appointment

Contact Negotiators:
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PSRA - 001790

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



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

