

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Oxpark, Cloughjordan
Roscrea
County Tipperary
E53 RF29

AMV €229,950



DESCRIPTION

Nestled in the scenic countryside of Oxpark, Cloughjordan, this 2 bedroom semi-detached property sits on a generous 0.62 acre site, offering ample space and endless potential. In need of complete renovation, it is the perfect blank canvas for those looking for a rewarding project.

The accommodation opens into an entrance hall with stairs to the left and useful under stair storage. To the right, a living/dining room features a solid fuel range and lino flooring. Directly ahead, the kitchen is fitted with units and also finished with lino flooring.

Upstairs, the sleeping accommodation includes two bedrooms, one with lino flooring and the other carpeted, along with a bathroom fitted with W.C, W.H.B, half bath, and lino flooring. The property is connected to electricity, mains water, and sewerage, but currently has no central heating system, relying instead on the solid fuel range in the living room. Double glazed timber framed windows and doors are in place.

Externally, the property boasts a large garden to the front and side, a rear paddock, an outdoor toilet, a fuel shed, and a small agricultural shed. Located in a peaceful rural area yet close to the village of Cloughjordan and only 17km from Nenagh, it combines the tranquillity of the countryside with convenient access to essential amenities. With a bit of TLC, this lovely property can become a wonderful home.

FEATURES

- 2 bedroom semi-detached residence just outside Cloughjordan village
- Fantastic renovation project, vacant since May 2024 may be eligible for grants.
- Mains water and sewerage and fibre broadband
- Generous 0.62 acre (0.25 ha) site
- Ideal for first time buyer



ACCOMMODATION

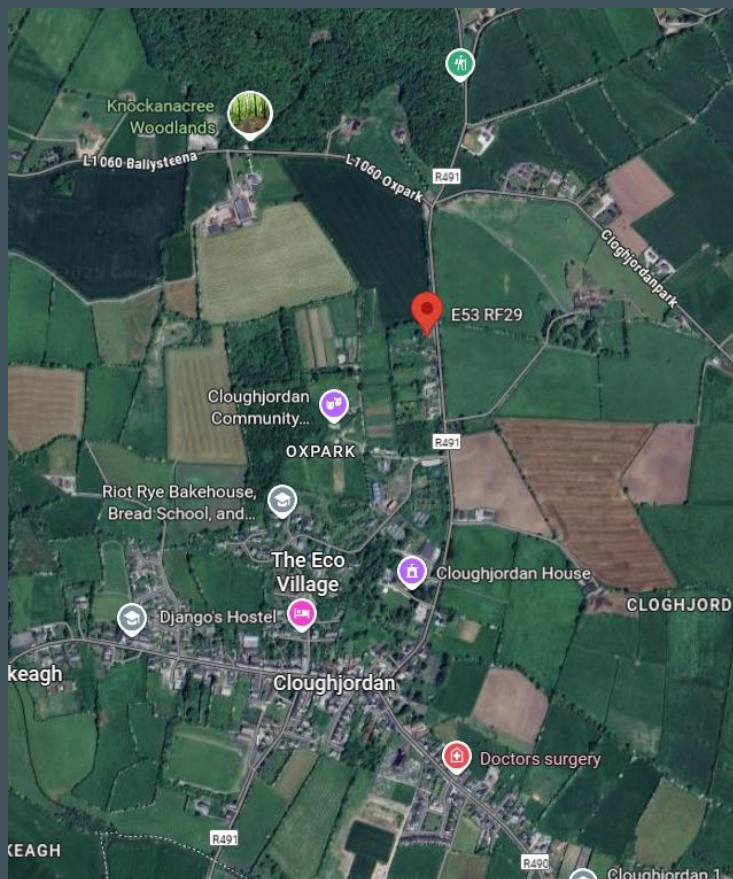
Ground Floor

- Living Room 3.86m (12'8") x 3.54m (11'7") Lino flooring and solid fuel range
- Kitchen 2.84m (9'4") x 2.62m (8'7") Lino flooring and fitted kitchen units

First Floor

- Bathroom 1.95m (6'5") x 1.62m (5'4") Lino flooring, W.C, W.H.B and half bath
- Bedroom 1 4.43m (14'6") x 3.28m (10'9") Carpet flooring
- Bedroom 2 3.33m (10'11") x 2.88m (9'5") Lino flooring





PRICE

€229,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

Head east on the main street R490 in Cloughjordan village and turn left onto R491 at the Corner House. Drive for 850m and the property will be on your left.

BUILDING ENERGY RATING (BER)

BER: F

BER No: 118707405

Energy Performance Indicator: 414.97 kWh/m²/yr



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