

# REA

# Eoin Dillon



**3 BEDROOM COTTAGE**  
G.I.A. 102.02m<sup>2</sup>(1,098 sq. ft.)

FOR SALE BY PRIVATE TREATY

Prospect, Puckane  
Nenagh  
County Tipperary  
E45 HY49

AMV €165,000



## DESCRIPTION

This 3 bed roomed traditional bungalow with attached garage, offers good accommodation on a beautiful mature elevated site. This property has lots of potential and with a little TLC could be transformed into a beautiful family home.

One enters the property via an entrance hall which is centrally located within the house. The sitting room is immediately to your right and features an original tiled open fireplace and original floorboards. The dinning room/parlour is to the middle of the property and features an original solid fuel range with backboiler servicing the hot press which is adjacent to it. The floor covering is linoleum. The kitchen is just off the parlour to the rear and has a variety of base and wall units, it is plumbed for a washing machine and is wired for a cooker with an extractor over head. There is access to the rear via the back door and the floor covering is linoleum.

There are three bedrooms in the property two of which have tiled fireplaces and built in wardrobes, Carpet is laid in all the bedrooms covering the original floorboards. The shower room has a W.C., W.H.B. set in a unit and a shower cubicle with an electric shower. The floor is covered with linoleum.

Outside the property benefits from an attached garage and large boiler house to the rear. The house has lovely views of the surrounding countryside and sits on a mature 0.54 acre site with a tarmac driveway leading to the front. There is a wide variety of shrubs, trees and lawn and would be a hobby gardeners paradise.

Located in a very convenient location, just a 4 minute drive (3.2km) from the picturesque village of Puckane and 12 minutes (9.4km) from Nenagh town centre.

This property is just waiting for the right purchaser to restore it to its former glory. Viewing is highly recommended.

## FEATURES

- Quiet rural location.
- OFCH
- uPVC windows and doors throughout
- Mature, well planted, elevated site.
- Mains water & septic tank.





## ACCOMMODATION

### Ground Floor

•	Entrance hall	3.92m (12'10") x 1.65m (5'5")	with linoleum floor covering.
•	Sittingroom	4.04m (13'3") x 3.06m (10'0")	with original timber floors and tiled fireplace.
•	Diningroom/Palour	4.07m (13'4") x 2.94m (9'8")	with linoleum floor covering, range with backboiler. Hot Press and additional built in press with eye level shelves.
•	Kitchen	3.03m (9'11") x 3.02m (9'11")	with linoleum floor covering, pine base and wall units, plumbed for washing machine and wired for cooker with extractor over head. Rear access.
•	Bedroom 1	3.22m (10'7") x 3.34m (10'11")	with carpet floor covering.
•	Bedroom 2	3.03m (9'11") x 4.04m (13'3")	with carpet floor covering, tiled fireplace and built in wardrobes.
•	Bedroom 3	4.72m (15'6") x 3.19m (10'6")	with carpet floor covering, tiled fireplace and built in wardrobes.
•	Bathroom	1.93m (6'4") x 2.37m (7'9")	with WC, WHB and shower cubicle with electric shower.
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•	Garage	4.88m (16'0") x 3.02m (9'11")	with roller door.
•	Boiler room	1.84m (6'0") x 3.02m (9'11")	





#### PRICE

€165,000

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

#### DIRECTIONS

Travelling from Nenagh take the Borrisokane Road (N52). Turn left opposite ABP for Puckane. Continue on this road for c. 3.5 km and take the right turn at Knigh Cross, then take the next left after approx. 100m (1st left is a farm road) and continue for 4 km to the T junction and turn left and the property is on the left hand side identified by a For Sale sign.  
Eircode: E45 HY49

#### BUILDING ENERGY RATING (BER)

BER: D2

BER No: 102631140

Energy Performance Indicator: 279.34 kWh/m<sup>2</sup>/yr



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REA

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