

REA

Eoin Dillon



3 BEDROOM SEMI-DETACHED WITH DERELICT PROPERTY
G.I.A. 79.75m² (858 sq. ft.)

FOR SALE BY PRIVATE TREATY

Main Street
Borrisokane
County Tipperary
E45 Y329

AMV €130,000



DESCRIPTION

REA Eoin Dillon is delighted to present to the market this unique property which consists of a semi-detached house with an additional derelict property attached in the heart of Borrisokane town centre. This property presents an ideal refurbishment opportunity to create a comfortable modern home and further potential to upgrade/convert derelict house.

The residence measures 79.75 sq.m. and consists of a tiled entrance hallway with stairs to the first floor. To your right is a spacious living room which features a laminate wood floor and open fireplace. The sitting/dining room has a tiled floor and connects you the kitchen.

The upstairs landing gives you access to three double bedrooms and a family bathroom.

This spacious three bedroom house has not been lived in recently and would benefit from modernisation and refurbishment works but offers tremendous potential to one lucky purchaser.

Viewing recommended. Video tour available on request.

FEATURES

- Property located in Borrisokane town centre close to church, shops and town park
- Double glazed windows and doors
- Mains water and sewerage
- Ample parking
- Ideal refurbishment/restoration project



ACCOMMODATION

Ground Floor

- Entrance hallway 5.06m (16'7") x 1.05m (3'5") Tiled floor and timber stairs to the first floor
- Living room 5.06m (16'7") x 2.08m (6'10") Laminate wood flooring, open fireplace and timber ceiling
- Sitting/Dining room 3.04m (10'0") x 3m (9'10") Tiled floor
- Kitchen 3m (9'10") x 2.02m (6'8")

First Floor

- Bedroom 1 3.04m (10'0") x 3m (9'10") Timber flooring
- Bedroom 2 3.74m (12'3") x 2.81m (9'3") Laminate wood flooring
- Bedroom 3 3m (9'10") x 2.02m (6'8") Carpeted flooring
- Bathroom 2.81m (9'3") x 1.86m (6'1") Timber flooring, bath, W.C. and W.H.B.





PRICE

€130,000

DIRECTIONS

This property is on the Main Street in Borrisokane opposite Borrisokane Credit Union.

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

BUILDING ENERGY RATING (BER)

BER: F

BER No: 112860952

Energy Performance Indicator: 423 kWh/m²/yr

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

REA



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