

# REA

# EOIN DILLON



**SITE FOR SALE WITH SEMI- DERELICT HOUSE  
0.57 ACRES (0.23 HECTARES)**

**FOR SALE BY PRIVATE TREATY**

**Knockadigeen  
Kilaneave  
Templederry  
County Tipperary**

**AMV €50,000**

**BER EXEMPT**



## DESCRIPTION

Unique opportunity to acquire a 0.57 acre (0.23 Ha) elevated parcel of land with a semi-derelict dwelling in the rural countryside location of Kilnaneave, Templederry, c. 16 minute drive to Nenagh & c. 30 minutes to Thurles & Limerick city.

This property requires complete refurbishment works & has lots of potential.

This presents an ideal restoration/rebuild project with a large site in the foothills of Keeper Hill and the surrounding area boasts an array of beautiful forest walks/trails.

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



## FEATURES

- 0.57 acres (0.23 Ha) site.
- Situated just 11 km from Nenagh town 30 minutes from Limerick city.
- Fabulous countryside views to include the Silvermines mountains and Keeper Hill.

### Conditions to be noted:

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 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

## VIEWING

By appointment: Negotiator: Eoin Dillon  
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E: [info@readillon.ie](mailto:info@readillon.ie)  
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PSRA: 001790

## DIRECTIONS

From Nenagh take the R498 towards Thurles. Turn right after Arrabawn (signposted Ballinaclough). Continue on this road for 3.6km and turn right at Ballinaclough graveyard. Continue on this road for 6.4km & property will be on your right hand side identified by our For Sale sign. Nearest Eircode: E45 PT73