

# REA

# Eoin Dillon



**2 BEDROOM COTTAGE**  
G.I.A. 69.48m<sup>2</sup> (747 sq. ft.)

FOR SALE BY PRIVATE TREATY

**The Cottage, Portroe Cross  
Nenagh  
County Tipperary  
E45 CD54**

AMV €125,000



## DESCRIPTION

REA Eoin Dillon are pleased to introduce this two bedroom cottage located in Portroe village, 9 km to Nenagh town centre and 5 minutes to the shores of Lough Derg.

This property requires extensive refurbishment & modernisation but with some TLC could be an exceptional home in the most convenient location.

The accommodation includes an entrance porch, living room, kitchen, bathroom and two bedrooms.

You enter the property to the front porch. On your right is the living room which features laminate flooring and high ceilings with exposed wooden beams. The kitchen is at the rear of the property and has tiled flooring, wall and base units, an electric cooker and is plumbed for a washing machine. The bathroom features a tiled floor, bath, W.C. & W.H.B. Both bedrooms feature laminate wood flooring.

Externally this property has a gravelled yard with ample space for car parking.

Although requiring some renovation, this property represents an ideal investment property or holiday home.

Viewing highly recommended.

## FEATURES

- Situated in the heart of Portroe Village, close to all amenities, a 5 minute drive to the shores of Lough Derg
- O.F.C.H., mains water and sewerage
- Property is in need of renovation works
- Ideal investment property or holiday home
- Property built in 1976



## ACCOMMODATION

### Ground Floor

• Porch	1.24m (4'1") x 0.83m (2'9")	Laminate wood flooring
• Living Room	5.57m (18'3") x 4.16m (13'8")	Laminate wood flooring, open fireplace with wood surround, exposed beams
• Kitchen	3.61m (11'10") x 2.53m (8'4")	Tiled flooring, wall and base units, tiled splashback, plumbed for washing machine
• Bedroom 1	3.21m (10'6") x 3.13m (10'3")	Laminate wood flooring
• Bedroom 2	3.78m (12'5") x 3.51m (11'6")	Laminate wood flooring
• Bathroom	2.12m (6'11") x 1.76m (5'9")	Tiled flooring, bath, W.C. & W.H.B







#### PRICE

€125,000

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh head towards St. Conlans Road, Gortlandroe. Continue to the end of this road, at Portroe roundabout continue straight. Continue straight on R494 for 8km and the property will be on the right hand side recognised by our signs. Eircode: E45 CD54

#### BUILDING ENERGY RATING (BER)

BER: G

BER No: 115963068

Energy Performance Indicator: 736.99 kWh/m<sup>2</sup>/yr



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