

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Bawn,
Nenagh
County Tipperary
E45 PF61

AMV €99,950



DESCRIPTION

REA Eoin Dillon is delighted to introduce this three-bedroom detached cottage, conveniently situated just 2.8km from Nenagh town centre. While this property requires extensive refurbishment and modernisation, it holds immense potential to be transformed into an exceptional home for those with an eye for renovation.

Prospective buyers will be pleased to discover that this property may qualify for grants of up to €70,000 through the Vacant Property Refurbishment Grant. This incentive caters to both homeowners seeking a primary residence and investors interested in refurbishing vacant or derelict properties for rental purposes. Furthermore, there is the potential to combine this grant with the Sustainable Energy Authority of Ireland's Better Energy Home Scheme, potentially unlocking an additional €26,750 in support.

The accommodation comprises an entrance hallway, a comfortable living room, a spacious kitchen/dining area, a bathroom, and three well proportioned bedrooms.

Externally the property has two small detached sheds and a rear garden with vehicular access through the side gate.

Viewing recommended.

FEATURES

- Situated just 2.8km from Nenagh town centre and all amenities
- O.F.C.H., mains water and septic tank
- May be eligible for grants
- Ideal renovation project
- Two sheds measuring 4.5m x 3.3m and 2.61. x 2.47m



ACCOMMODATION

Ground Floor

- Entrance Hall 1.99m (6'6") x 0.84m (2'9")
- Living Room 4.56m (15'0") x 3.43m (11'3") Open fireplace
- Kitchen/ Dining Room 5.18m (17'0") x 3.64m (11'11") Solid fuel range
- Bathroom 2.65m (8'8") x 2.01m (6'7") W.C. & W.H.B.

- Bedroom 1 3.67m (12'0") x 2.51m (8'3")
- Bedroom 2 3.52m (11'7") x 3.01m (9'11")
- Bedroom 3 4.5m (14'9") x 3.04m (10'0")





PRICE

€99,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh, proceed up Silver Street in the direction of Dolla. The property is located on left hand side approximately 2.8km from Nenagh identified by our For Sale sign. Eircode for the property is E45 PF61

BUILDING ENERGY RATING (BER)

BER: G

BER No: 117324350

Energy Performance Indicator: 1407.91 kWh/m²/yr



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