

REA

Eoin Dillon



4 BEDROOM COTTAGE

G.I.A. 109.02m² (1,173 sq.ft.) Main house only

FOR SALE BY ONLINE AUCTION

Carney Commons
Carney
Nenagh
County Tipperary
E45 PY98

AMV €69,950

Online Auction: Wed 25th Sept 2019.

Interested parties should register in advance of the auction on <https://readillon.reaonlineauctions.ie> **AND** pay/pre authorise a €5,000 bidding deposit together with a €100 registration fee.



DESCRIPTION

A four bedroom cottage with stables and outbuildings on a 0.67 acre site being sold by online auction on Wednesday 25th September 2019.

The house would benefit from some refurbishment works throughout with accommodation comprises, living room with features stone fireplace with solid fuel stove and stairs to the first floor, sitting room with a stone fireplace and open fire. There is a kitchen on the ground floor and bathroom. Upstairs there are four bedrooms and bedroom 4 has to be accessed through bedroom 3. Alternatively bedroom 4 could be used as a walk in wardrobe for bedroom 3.

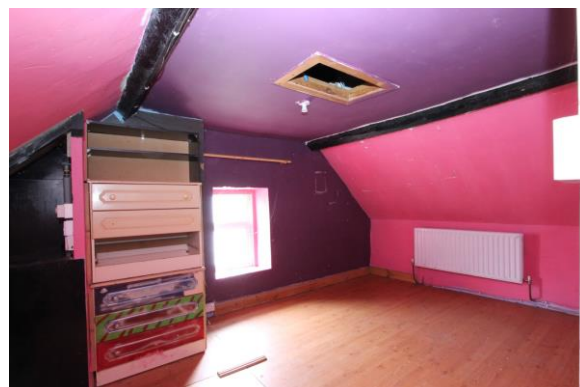
The original cottage has been partially converted to offices/workshop and traded recently as a hair salon. It comprises a large open plan kitchen / dining / living room and bathroom. There are two store rooms and stables for up to six small ponies (or two large stables). Upstairs there is a attic store room which has been partially converted.

Outside the property sits on a 0.67 acre (0.27 Ha) site and presents potential purchasers the opportunity to extend the property subject to the relevant planning permission.

Online bidding commences Wed 25th September 2019. Interested parties should register in advance of the auction on <https://readillon.reaonlineauctions.ie> and pay/pre authorise a €5,000 bidding deposit together with a €100 registration fee.

FEATURES

- Located in a quiet rural location just a ten minute drive from the shores of Lough Derg.
- O.F.C.H., and septic tank.
- 0.67 acre (0.27Ha) site.
- Property could be extended subject to the relevant planning permission.
- Online auction on Wednesday 25th September 2019.



ACCOMMODATION

Cottage Ground Floor

•	Entrance porch	2.12m (6'11") x 1.92m (6'4")	
•	Living room	4.6m (15'1") x 4.21m (13'10")	Tiled floor and feature stone fireplace with solid fuel stove and stairs to the first floor.
•	Sitting room	5.12m (16'10") x 3.67m (12'0")	Wood floor and ceiling and open fire with stone fireplace.
•	Kitchen	2.65m (8'8") x 2.51m (8'3")	Fitted kitchen with wood flooring.
•	Bathroom	2.58m (8'6") x 1.92m (6'4")	Tiled floor with W.C., W.H.B. and bath.

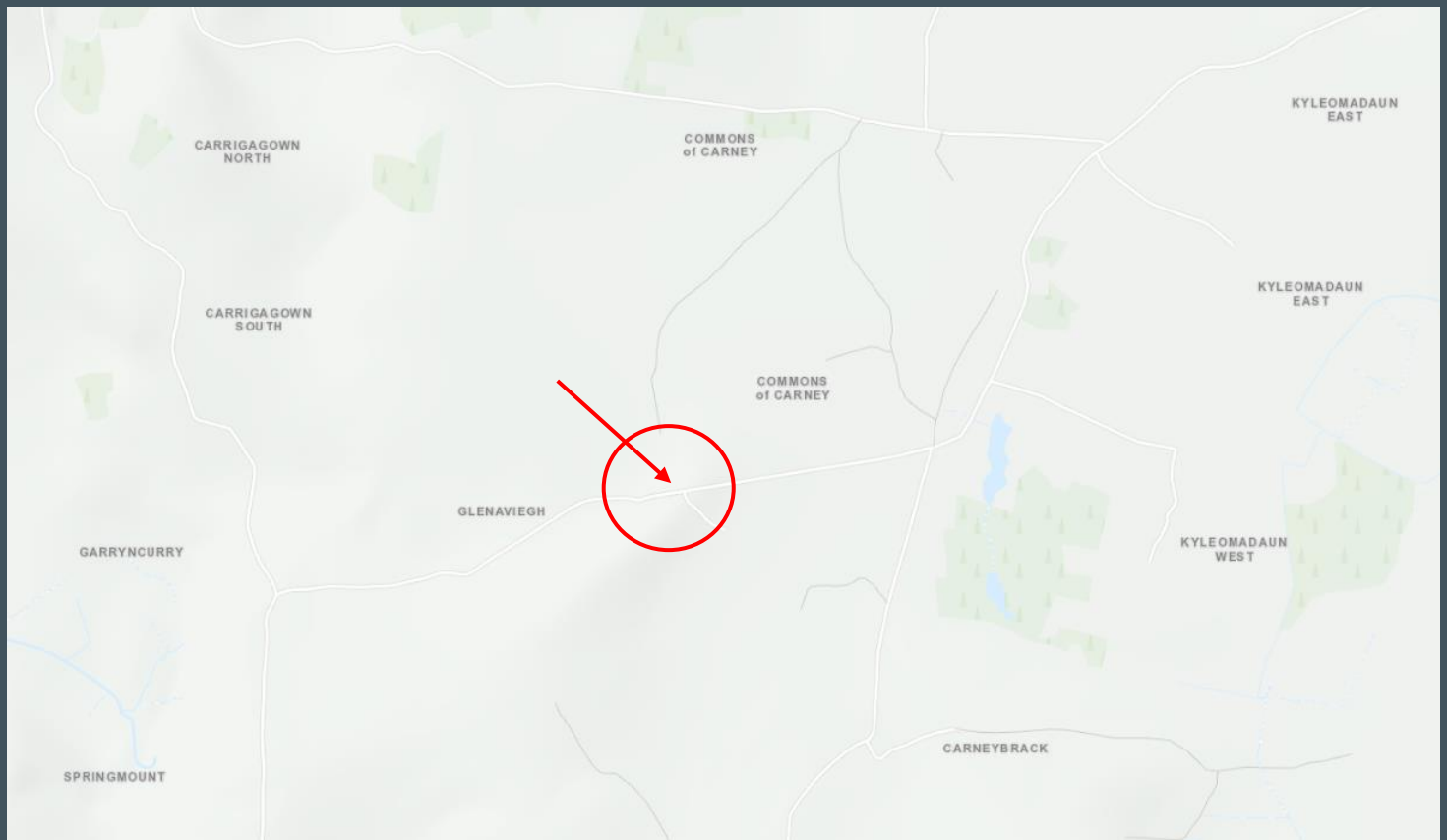
Cottage First Floor

•	Bedroom 1	4.66m (15'3") x 2.57m (8'5")	Laminate timber floor.
•	Bedroom 2	3.61m (11'10") x 2.63m (8'8")	
•	Bedroom 3	3.7m (12'2") x 2.63m (8'8")	
•	Bedroom 4	3.68m (12'1") x 2.38m (7'10")	Accessed through bedroom 3.

Outbuildings

•	Kitchen / dining room / Living	7.94m (26'1") x 3.8m (12'6")	Large open plan room with kitchen units and solid fuel range.
•	Bathroom	2.02m (6'8") x 1.81m (5'11")	Shower, W.C. and W.H.B.
•	Stables	7.3m (23'11") x 4.27m (14'0")	Stables for 4 small ponies.
•	Store Room 1	4.52m (14'10") x 4.16m (13'8")	
•	Stables	4.14m (13'7") x 4.09m (13'5")	Stables for 2 small ponies.
•	Store Room 2	4.39m (14'5") x 3.16m (10'4")	
•	First floor attic	10.73m (35'2") x 3.06m (10'1")	





PRICE

€69,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the N52 towards Borrisokane. Continue on this road for c. 8km. Just before you come to Ardcroney take a left turn signposted Carney. Continue on this road for c. 1.5km and take the left turn at the cross roads. Continue for 4.2 km and then take another left and the property is 600m down this road on the right hand side.

BUILDING ENERGY RATING (BER)

BER: -F

BER No: 111892006

Energy Performance Indicator: 408.22



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.

