

REA

Eoin Dillon



5 BEDROOM DORMER
G.I.A. 193.31m² (2,081 sq.ft.)

FOR SALE BY ONLINE AUCTION

Kylebeg
Newtown
County Tipperary

AMV €75,000

Online Auction: Thurs 16th July 2020 (subject
to change re Covid-19 Guidelines)

Interested parties should register in advance of the auction on
<https://readillon.bidnow.ie> **AND** pay/pre authorise a €4,000
bidding deposit together with a €100 registration fee.

BER D2

DESCRIPTION

For sale by online auction on Thursday 16th July 2020 (subject to change), this partially built five bedroom dormer property in this rural countryside location, close to the sought after village of Newtown and the shores of Lough Derg.

The property consists of entrance hallway, and sitting room to the right with a chimney for an open fire. The kitchen is at the rear of the property with double doors into the dining / living area. The area has sliding doors to the rear garden and a chimney for a stove. There are four bedrooms on the ground floor, one with an en-suite bathroom and a separate family size bathroom. Upstairs there is a further bedroom, office / study and bathroom. The property has doubled glazed windows installed with velux to the rear.

Outside the property sits on approximately 0.23 Ha (0.56 acres) and is accessed via a shared right of way from the main road.

The property is finished to first fix only, with roof on and doors and windows in and is being sold as is. There will be no works done to the property by the vendor and there are no certificates of compliance being provided. Purchasers will have to satisfy themselves in regards to planning, availability of services etc.

FEATURES

- Distant views of Lough Derg from upstairs velux windows and rear of site.
- Sought after location just a 7 minute drive to the shores of Lough Derg.
- 8 km from Nenagh.
- 1.5 km to Newtown with National School, Church, Shop and pub.
- Online bidding commences Thursday the 16th July 2020 at 11.00 am. Note auction date may change in line with Covid-19 Guidelines.



ACCOMMODATION

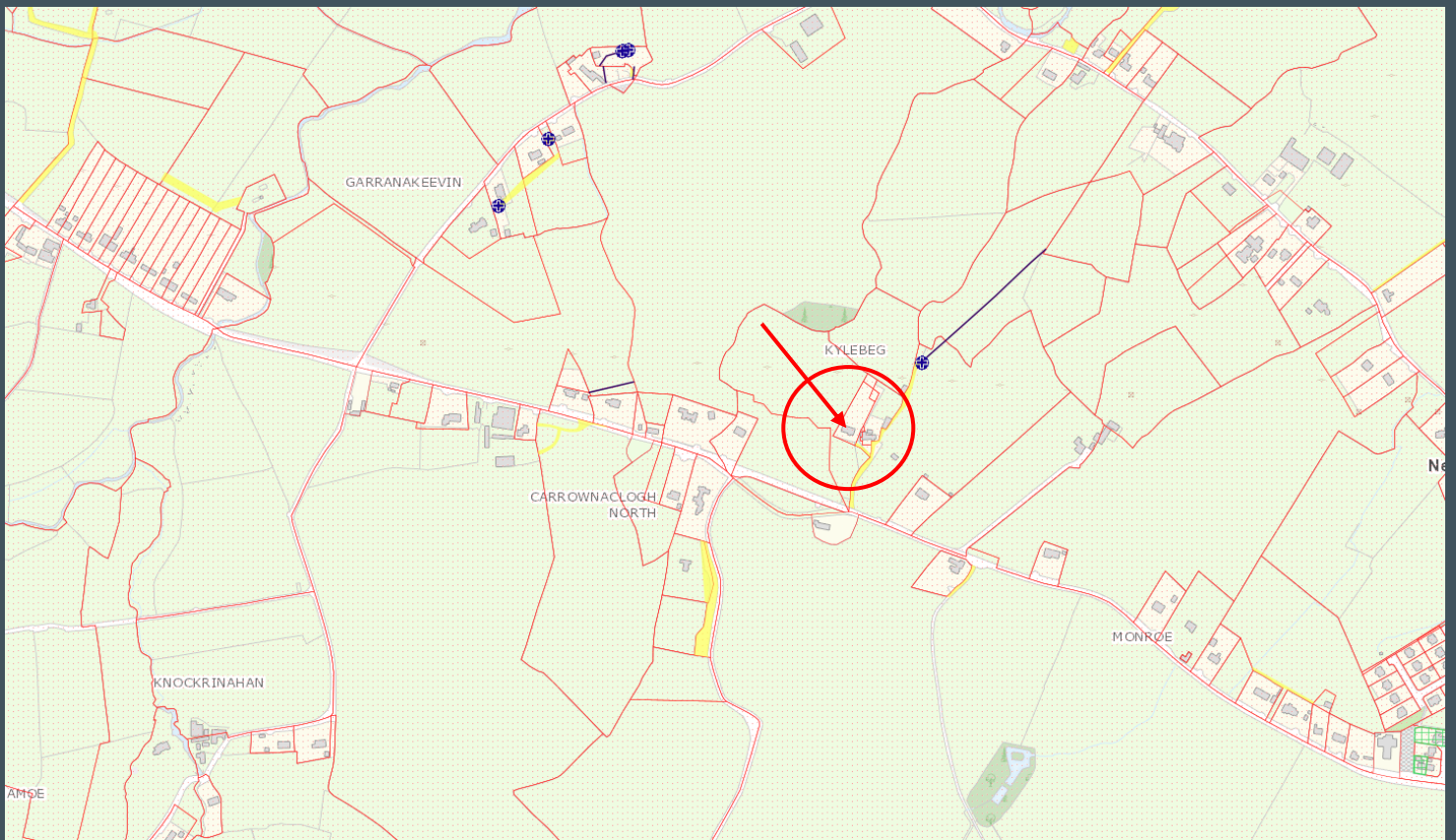
Ground Floor

- Entrance hallway 4.61m (15'1") x 2.01m (6'7")
- Sitting room 4.23m (13'11") x 3.79m (12'5") Open fireplace.
- Dining / Living room 4.24m (13'11") x 3.8m (12'6") Open fireplace and sliding door to the rear.
- Kitchen 4.16m (13'8") x 2.99m (9'10")
- Utility 2.99m (9'10") x 1.61m (5'3") Rear door.
- Bedroom 1 3.3m (10'10") x 2.89m (9'6")
- Bedroom 2 3.3m (10'10") x 3.3m (10'10")
- Bedroom 3 3.61m (11'10") x 2.74m (9'0")
- Bedroom 4 4.2m (13'9") x 2.99m (9'10") With en-suite 2.30m x 1.90m.
- Bathroom 2.99m (9'10") x 1.81m (5'11")

First Floor

- Bedroom 5 4.50m (14'9") x 4.08m (13'5")
- Study / Office 5.37m (17'7") x 4.07m (13'4")
- Bathroom 2.03m (6'8") x 1.60m (5'3")





PRICE

€75,000

VIEWING

Strictly By appointment only.
Interested parties are asked to look at the on line video tour only and not to inspect the property externally themselves.
Please contact the agents to arrange a viewing and same will be organised when possible.

DIRECTIONS

From the Nenagh bypass take the R494 signpost Newtown. Continue on this road for 5.7 km and the property is down a laneway on the right hand side. Next to a property with the Eircode E45 NH74 (please do not call to this house).

BUILDING ENERGY RATING (BER)

BER: -D2

BER No: 113050736

Energy Performance Indicator: 293.35 kWh/m²/yr

Contact Negotiators:
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PSRA - 001790



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.

