

# REA

# Eoin Dillon



3 BEDROOM BUNGALOW + ADJOINING 1 BED LIVING QUARTERS  
G.I.A. 122.25 m<sup>2</sup> (1,315 sq. ft.)

FOR SALE BY ONLINE AUCTION

Ferny Lodge,  
Rathurles  
Nenagh  
County Tipperary  
E45 HY24

RESERVE €265,000

Online Auction: Thursday 23<sup>rd</sup> of February  
2023 between 11.30am – 12.00pm

Interested parties should register in advance of the auction on  
[www.bidnow.ie](http://www.bidnow.ie) **AND** pay/pre authorise a €4,000 bidding  
deposit.



## DESCRIPTION

FOR SALE BY ONLINE AUCTION THURSDAY THE 23rd OF FEBRUARY 2023

Charming three bedroom detached property with adjoining one bedroom self contained living quarters located just a five minute drive outside Nenagh town centre. This property has had an extension some years ago, some of the older rooms require extensive refurbishment but in the right hands could become an exceptional country style home.

On entering the property you are welcomed to the porch, down the hall to the right is bedroom one and two. Bedroom one features carpeted flooring, bedroom two was the former kitchen/living area and needs refurbishment. Further up the hallway is the bathroom which is fully tiled and features a bath, WC & WHB, The third bedroom features carpet flooring and a built in wardrobe.

Through the arch in the hallway is a study room this room has timber flooring and tall built in units for storage. On to the dining room, this rooms features timber flooring, a arched built in open shelving and a double glass sliding door on to the living area. The living area has timber flooring, a solid fuel stove, a bay window with a window seat flooding this room with natural light. The newly fitted kitchen is to the rear of the property and features tiled flooring, a range of wall & base units, an electric oven & hob and a glass splash back.

The self contained living quarters is at the rear of the property & has it's own door. It comprises of an open plan living, kitchen & dining, a bedroom and a shower room.

Externally this property has a large front and rear garden with mature trees & shrubbery. This property has the extra benefit of two detached sheds for storage, shed one measures 17 sq.m. and shed two measures 13.55 sq.m.

This property has excellent potential for a family to modernise & put their own stamp and design on the property to complete the transformation.

## FEATURES

- Located on a rural setting just a five minute drive outside Nenagh town centre & all amenities
- O.F.C.H., septic tank, electricity
- Ideal refurbishment opportunity to create a comfortable modern family home
- Two detached shed, shed 1 measures 17 sq.m. and shed 2 measures 13.55 sq.m.
- Adjoining 1 bedroom self-contained living quarters with own door



## ACCOMMODATION

### Ground Floor

- Porch 3.42m (11'3") x 1.68m (5'6")
- Kitchen 3.01m (9'11") x 3m (9'10") Tiled floor, wall & base units, electric oven & hob, glass splashback
- Dining Room 3.37m (11'1") x 3.46m (11'4") Timber floor
- Living Room 4.87m (16'0") x 3.84m (12'7") Timber flooring, bay windows, solid fuel stove, glass sliding doors
  
- Study 2.84m (9'4") x 2.68m (8'10") Timber flooring, tall built in units
- Bedroom 1 4.67m (15'4") x 3.22m (10'7") Carpet flooring
- Bedroom 2 3.61m (11'10") x 3.27m (10'9") Built in storage press
- Bathroom 3.57m (11'9") x 1.88m (6'2") Fully tiled, bath, WC & WHB
- Bedroom 3 3.09m (10'2") x 3m (9'10") Carpet flooring, built in wardrobe

### Adjoining Living Quarters

- Kitchen/ Living/ Dining 4.87m (16'0") x 2.97m (9'9")
- Bedroom 1 3.19m (10'6") x 3m (9'10") Solid timber flooring
- Shower room 3.19m (10'6") x 1.76m (5'9") Tiled flooring & tiled ¾ wall, electric shower. WC & WHB





#### PRICE

€265,000

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh head out the Dublin road past the Abbey Court, take a left sign posted for Cloughjordan. Drive further 2.4km then turn right. In 500m the property will be on the right. Eircode: E45 HY24

#### BUILDING ENERGY RATING (BER)

BER: G

BER No: 116135948

Energy Performance Indicator: 491.84 kWh/m<sup>2</sup>/yr



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