

For Sale

Asking Price: €135,000

Sherry
FitzGerald
Talbot



Cloninaha, Ballinderry, Nenagh,
Co.Tipperary E45WY61



sherryfitz.ie



Sherry Fitzgerald Talbot are delighted to offer for sale this delightful cottage residence (in need of refurbishment) standing in approx. 0.51 ha (1.26 acres). This Property is pleasantly situated in a friendly rural district within 1.5 km of Ballinderry and 6 km of Terryglass (on Lough Derg). It offers a Purchaser the opportunity to create a comfortable family home or holiday residence with potential for extension/ further development (subject to planning permission).

(Sale Subject to Probate)



Services

- water harvesting system and drainage by septic tank

Accommodation

Entrance Hall 4.43m x 0.95m (14'6" x 3'1"):

Bedroom 1 3.64m x 2.97m (11'11" x 9'9"):

Bathroom 2.17m x 1.93m (7'1" x 6'4"): with wc, handbasin and bath

Bedroom 2 3.31m x 1.92m (10'10" x 6'4"):

Living Room 3.78m x 3.38m (12'5" x 11'1"): with tiled fireplace, fitted presses

Kitchen 4.86m x 3m (15'11" x 9'10"): with truburn range (back boiler) and fitted press

Utility Room/ Back Kitchen 1.93m x 1.92m (6'4" x 6'4"): with sink and fitted presses



BER BER G, BER No. 114364540





NEGOTIATOR
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