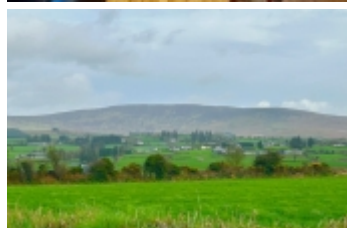


Nicholas
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**ND226, KILBRIEN LOWER BALLINAMULT
CO. WATERFORD 120,000.00 EUR**





PROPERTY INFORMATION:

Category : Residential Property

Type : Sale Agreed

DESCRIPTION:

Beautiful two bedroom cottage on a large site with a large amount of out buildings. Priced to sell.

This beautiful detached two bedroom Cottage is located in Kilbrien,Ballinamult only 15km from Dungarvan just off the main Clonmel/Dungarvan Road. The property boasts mature gardens with a large amount of outbuildings which could have various uses. This is a picturesque area with magnificent views of the Comeragh mountains and surrounding countryside. This is the perfect area for hill walking enthusiasts to locate.. This property is in reasonable condition but with a bit of imagination could make a beautiful property. The property has the potential to qualify for the Vacant Property Refurbishment grant (subject to meeting the criteria). The local Kilbrien Primary school is just across the road with the Church walking distance away. The accommodation includes a large bathroom ,Kitchen /Dining room,Sitting room and two double bedrooms. The front of the property has parking and a garden area with various outhouses . To the rear are a number of large concrete buildings which are in good repair which could make art studios etc.. All in all a great little property in a great location with a very attractive asking price.

BER DETAILS

BER Rating	: G
BER No	: 117191197
Energy Performance Indicator (kWh/m2/yr)	: 486.82

HOUSE DETAILS

House Type : Detached House

BASE INFORMATION:

Bed	: 2
Living Areas	: 3