

For Sale

By Online Auction

Youbid.ie

18th February 2021

AMV

€55,000

REA

STOKES & QUIRKE



Hollybrook Cottage, Tickincor, Clonmel (Co. Waterford), Co. Tipperary

Detached 2 bedroom cottage on c. 0.37 acres - c. 667 (sq.ft) / 62 (sq.m)

REA STOKES & QUIRKE

Call 052-612 1788

PSRA: 003294



| Description

FOR SALE BY ONLINE AUCTION (youbid.ie) on 18th February 2021. Start time 10:00 a.m. Partially renovated two bedroom detached cottage on c.0.37 acres contained in Folio No. WD11580. Located within 10 minutes' drive of Clonmel town centre, Tickincor is a townland on the east side of Clonmel in a scenic woodland area. Extended to the rear to accommodate a kitchen/dining room, the property, although still in need of work, has enormous potential and the basic renovations have been started to include new plumbing and dry lining. The accommodation extends to a reception hall, sitting room, 2 bedrooms and bathroom. This is an excellent opportunity to acquire an attractive property with plenty of scope to put your own stamp on. Viewing is highly recommended.



| Features

- Detached 2 bedroom cottage
- c. 0.37 acre site
- Great location within 10 mins drive of Clonmel town centre
- Almost immediate access to the N24 (Waterford/Limerick)
- Partially renovated to include new plumbing / dry lining
- Solid fuel central heating
- Aluminium double glazed windows
- Septic tank

| Accommodation

Hallway 1.00m x 5.20m (3.28ft x 17.06ft)

Airing cupboard

Sitting Room 5.10m x 2.70m (16.73ft x 8.86ft)

Pine surround fireplace with cast iron inset and granite hearth. Solid fuel back boiler.

Kitchen/Dining 3.10m x 3.10m (10.17ft x 10.17ft)

Extension not completed internally but dry lined and plumbed for sink and washing machine.

Door to rear.

Bedroom 1 5.10m x 2.70m (16.73ft x 8.86ft)

Timber flooring

Bedroom 2 4.30m x 2.50m (14.11ft x 8.20ft)

Laminate flooring.

Bathroom 4.30m x 2.10m (14.11ft x 6.89ft)

Large bathroom with bath and separate corner shower unit. Plumbed for w.c. and w.h.b.

Tiled floor to ceiling.



Directions

Take the N24 from Clonmel towards Waterford. At the Ferryhouse roundabout (just before Bulmers), take the third exit. Cross over Sir Thomas's Bridge and continue straight on for c. 600m. Take the right turn (L7802) and continue for c. 300m. The property is located on the l.h.s. Eircode: E91 YE26

Viewing

By appointment only

BER: BER No.

Advised Minimum Value (AMV)

€ 55,000

Selling agents



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CONDITIONS TO BE NOTED: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.

