# 🔀 bannon



## 4 Barrack Street, Tallow, Co. Waterford

### summary details streetview



- For Sale by Private Treaty
- Substantial end of terrace building suitable for many uses (SPP)
- Prominent building
- Former bank premises with approx. 1,049 sq ft (NIA) at ground floor and approx. 1,790 sq ft (GIA) residential space on upper levels
- Quoting Price: In excess of €130,000
- BER Rating : D1 : BER D1



These particulars are issued by Bannon and our joint agent on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon and our joint agent, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any 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 themselves (at their own expense) as to their correctness. (c) Neither Bannon and our joint agent nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. All prices are quoted exclusive of VAT - interested parties are advised to seek their own VAT advice.

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summary details streetview



Population of approx 1,000 people

Three storey end-of-terrace building with rear extension

Well maintained stone outbuildings to the rear

Substantial rear garden

#### Viewing

Viewing of the property is strictly by appointment with Bannon or our joint agents REA O'Shea O'Toole

#### Area

Ground Floor (former bank use) : approx. 97.5 sq m (1,049 sq ft) NIA

First Floor (residential use) : approx. 83.2 sq m (895 sq ft) GIA

Second Floor (residential use) : approx. 83.2 sq m (895 sq ft) GIA

### **Building Energy Rating:**

BER rating: D1

BER Number: 800144255

Energy Performance Indicator : 628.11 kWh/m<sup>2</sup>/yr



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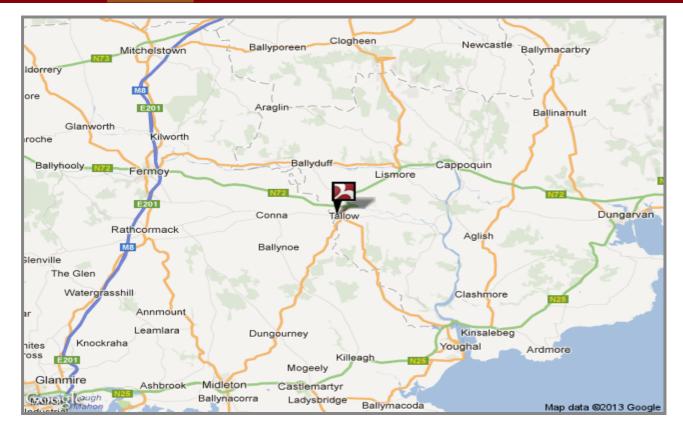
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