

# For Sale

Asking Price: €189,000

**Sherry  
FitzGerald**  
Fogarty



7 Castle Court, Shinrone,  
Birr, Co Offaly. R42 KW42.

**BER** C3

[sherryfitz.ie](http://sherryfitz.ie)



No 7 Castle Court in Shinrone is a well-presented and well-maintained house, which is in "ready-to-occupy" condition. This is a neat and attractive house offering the best of Village living.

Accommodation comprises an entrance hallway, a sitting room with open fireplace, a large kitchen come dining room, three bedrooms, and a bathroom.

The kitchen/dining area is so bright and sunny, and it opens directly onto the private enclosed garden.

Castle Court is in walking distance to the Shinrone Village, Centra Supermarket, the well-run Primary School, the busy Community Hall and to the Churches.

This Property will be of interest to both owner-occupiers and to buy-to-let investors who require a steady rental income - due to the nearby successful Ealga Lodge Nursing Home, there is a continual demand for accommodation for their employees.

Shinrone Village has a rich visible history & is a regular entrant in the "Tidy Villages" competitions. It has a wide variety of amenities, including a fine sports Field & community hall complex. The Village is within practical commuting distance to many towns, including Birr, Tullamore, Roscrea, Portlaoise and Athlone





### Special Features & Services

- Main water and sewerage connection.
- Garden is not overlooked by another property either from the front or the back aspects.
- Traditional solid block cavity wall construction, constructed in 2005.
- Oil Fired Central Heating via Grant Burner.
- Double Glazed Hardwood Windows, uPVC fascia and soffits.
- Garden to the rear (covered with a lawn), enclosed with wooden fencing. Agricultural fields behind.
- The house interior is neatly painted throughout, with a muted colour palette.

### Accommodation

**Entrance Hall** 4.20m x 1.56m (13'9" x 5'1"): Under stairs storage.

**Sitting Room** 5.80m x 3.35m (19' x 11'): Open fireplace with fire surround

**Kitchen / Dining Room** 5.10m x 4.06m (16'9" x 13'4"): Great range of kitchen units and red tiled splashback. Cream ceramic tiled floor.

**Bedroom 1** 4.20m x 2.40m (13'9" x 7'10"): Laminate flooring

**Bedroom 2** 3.50m x 3.20m (11'6" x 10'6"): Quite room to the rear of the property. Carpet floor.

**Bedroom 3** 2.60m x 2.30m (8'6" x 7'7"): Carpet floor.

**Bathroom** 2.30m x 1.70m (7'7" x 5'7"): Bath, WHB, WC and electric shower.

### Garden

Two car parking space to the front, a side entrance, and a private south facing rear garden.

**BER** BER C3, BER No. 102051331

### Directions

Please follow Eircode R42 KW42





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**NEGOTIATOR**

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