

# For Sale

Asking Price: €169,000

**Sherry  
FitzGerald**  
Fogarty



Roscrea Road, Shinrone,  
Birr, Co Offaly, R42 R981

**BER D2**

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



This is such a warm and comfortable family home, located in the heart of Shinrone in an idyllic village setting. In recent years it was transformed into a very comfortable family home with a complete renovation.

Deceptively spacious this lovely house occupies a perfect location in the village, it offers Village life with all services and amenities within walking distance, modern and spacious accommodation all in very good order, and a small easily managed rear garden which has rear access. A south facing, private and secure space catching all the sun rays.

Accommodation comprises an entrance hallway, a sitting room with an open fireplace, a large kitchen with plenty of storage space, and a very useful ground floor bedroom and shower room. This room could adapt to a home office or a play room if necessary.

At first floor level there are two bright large bedrooms, and a family bathroom. The fourth bedroom is at second floor level and is a cosy attic room with sweet views along to the village.

The village of Shinrone is convenient to both Roscrea and Birr. It has a great local Primary School, a Centra Store, a community centre and sports available locally. Lough Derg, the Slieve Bloom mountain range with great biking trails, the



### Special Features & Services

- Extensively renovated in 2012.
- All external walls dry lined & insulated.
- Attic newly insulated.
- House re-wired throughout.
- Oil fired central heating installed. (Outdoor burner & tank)
- All spacious rooms.
- Broadband connected with Eir.
- Mains water & sewerage connections.

### Accommodation

Entrance Hall

Kitchen

Sitting Room

Bedroom 1

Shower Room

Bedroom 2

Bedroom 3

Bathroom

Bedroom 4



### Garden

Small rear garden with grited finish. Reat access also. South facing aspect.

**BER** BER D2, BER No. 102841145

### Directions

Please follow Eircode R42 R891.





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**NEGOTIATOR**

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