

For Sale

Asking Price: €215,000

**Sherry
FitzGerald**
Fogarty



Rosemary Street, Roscrea,
Co. Tipperary. E53 AE28

sherryfitz.ie



Sherry FitzGerald Fogarty are delighted to offer this wonderful property, a part of Roscrea's heritage, to the market for sale. A fine house, at one time a bank, and then home to a local a traditional Victualler family in Roscrea for many years.

Built in approx. 1830 this three-storey house, a protected structure, is distinguished by its fine hall door with decorative keystone overhead, as well as it's beautiful original cast iron fascia, with name, to the old shop front.

Accommodation comprises an entrance hallway, the former shop now in use as a sitting room, a living room, a kitchen and a newly refurbished bathroom. At the first and second floors there are four additional bedrooms and two bathrooms.

There is also a basement in the house with three more rooms that could provide additional accommodation if needed or valuable storage space. We believe the house could adapt to two individual units with front and rear entrances if needed. (Subject to the necessary consents)

The entire roof has been replaced in recent years, and the house has been well maintained.

Along with the house there is also a very substantial rear yard with many outbuildings, accessed from the adjoining entrance gates on Rosemary St. The gates are wide enough to allow cars etc. to be parked in the rear yard, off the street.

This is a super opportunity to live in the town centre and develop this special house into something very worthwhile.

Please call Julie Fogarty on 0505 21192.



Special Features & Services

- Town centre location with a great yard to the back.
- A protected structure. (To qualify for the Croi Connaithe this building only needs to be vacant for twelve months)
- Mains water & mains sewerage connection.
- Town centre location close to all services and amenities.
- All roofs replaced.
- Wheelchair accessible from the rear of the property
- Wheelchair adapted bathroom.

Accommodation

Entrance Hall 5.61m x 3.34m (18'5" x 10'11"):

Shop / Living Room 6.20m x 3.09m (20'4" x 10'2"):

Dining Room 3.62m x 4.39m (11'11" x 14'5"):

Kitchen 4.05m x 4.12m (13'3" x 13'6"):

Utility hall 2.48m x 1.25m (8'2" x 4'1"):

Bathroom 2.47m x 2.00m (8'1" x 6'7"):

FIRST FLOOR

Landing 3.51m x 1.00m (11'6" x 3'3"):

Sitting Room 6.45m x 3.66m (21'2" x 12'):

Bathroom 2.50m x 1.35m (8'2" x 4'5"):

Bedroom 1 2.71m x 3.37m (8'11" x 11'1"):

SECOND FLOOR

Landing 1.85m x 1.03m (6'1" x 3'5"):

Bedroom 2 2.73m x 3.27m (8'11" x 10'9"):

Bathroom 3.27m x 2.73m (10'9" x 8'11"):

Bedroom 3 6.47m x 3.75m (21'3" x 12'4"):

Basement

Garden

Terrific large rear yard with numerous out buildings. Gated side entrance wide enough to allow a car in. Back door to house has been ramped.

BER BER Exempt

Directions

Please follow Eircode E53 AE28





NEGOTIATOR

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