

# For Sale

Asking Price: €145,000

**Sherry  
FitzGerald**  
Fogarty



Shanacloon, Clonakenny, Roscrea,  
Co. Tipperary. E53 YP083.



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



This lovely cottage is situated in the quiet countryside close to both Roscrea and Templemore. A sweet home ideal for someone starting out in life or looking to sit back and enjoy country living. Accommodation comprises an entrance hallway, a sitting room/bedroom 1, a kitchen, a living room, two additional bedrooms and a bathroom.

Built in approx. 1969 the house floor area is 66 sq. mts/710 sq. ft. It sits on a site that measures .13 of one hectare/.32 of one acre.

The gardens are mature and there is a great garage to the back of the house.

The nearby Clonakenny village provides enjoyable amenities including a River Nore Walkway, GAA Club, a local Bar, and all Churches. Both Roscrea and Templemore (with daily commuter train services) are about 12km by car and the M7 (Dublin to Limerick) motorway junction is just 8km from the property.

This house also qualifies for the vacant home's refurbishment grant.

Please call Julie Fogarty 0505 21192.



## Special Features & Services

- Elevated site close to Clonakenny Village.
- Septic tank drainage & mains water supply.
- Solid fuel central heating installed powered from the Range cooker.
- Windows are all double glazed, in white frames.
- Broadband available through companies such as Imagine, Wireless Connect, & Starlink.
- Large garden with very useful garage to rear of house.
- Primary schools are available locally at Lismackin and a little further away at both Roscrea and Templemore.
- Secondary Schools are available in Roscrea, Templemore and Thurles.



## Accommodation

**Porch** .97m x 1.15m (.318'3" x 3'9"):

**Dining / Sitting Room** 4.86m x 2.69m (15'11" x 8'10"): Open fireplace.

**Kitchen** 2.69m x 2.01m (8'10" x 6'7"): SSSU.

**Living Room/Bedroom 1** 3.41m x 3.80m (11'2" x 12'6"): Open fireplace.

**Bathroom** 2.14m x 2.01m (7' x 6'7"):

**Bedroom 2/3** 4.42m x 2.01m (14'6" x 6'7"):

**Bedroom 2/3** 3.80m x 2.77m (12'6" x 9'1"):

**Garage to rear**

## Garden

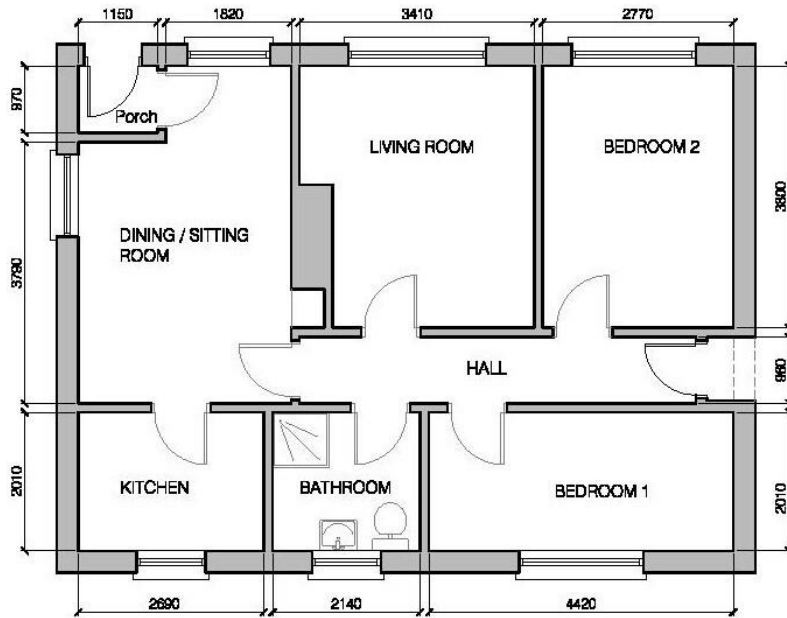
The site area is approx. .13 of one hectare/.32 of one acre. A mature and elevated setting.

**BER** BER G, BER No. 117533539

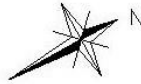
## Directions

Please follow Eircode E53 YP08.





**GROUND FLOOR PLAN**  
 AREA - 66.27 sq.m



**NEGOTIATOR**  
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