

For Sale

Asking Price: €160,000

**Sherry
FitzGerald**
Fogarty



Bannon Cottage, The Leap,
Roscrea, Co. Offaly, E53



sherryfitz.ie



This wonderful cottage has to be the most beautiful location, perched on an elevated site, overlooking the stunning countryside in a deeply historical and fascinating area. Leap Castle, the Slieve Bloom Mountain range, Clareen, and Coolderry are all on its doorstep.

The location is convenient to both Birr & Roscrea, offers rural life at its best.

Bannon Cottage has a total floor area of approx. 62.5 sq. mts/ 668 sq. ft., with plenty of garden space to extend into if required. There are three very useful sheds outside, one very attractive in design, which could have potential for alternative uses, perhaps even an Air B & B, subject to the necessary conversions and permissions.

Accommodation within is laid out as follows;

Entrance porch, large kitchen/sitting room with a wood burning stove, back kitchen, two bedrooms and a bathroom. The rooms although a little dated in decor are perfectly habitable and awaiting a new owner to take them to their next stage. The house was re wired throughout in 2014, and it has solid fuel central heating.

School buses for Coolderry NS & St Brendan's Secondary School, Birr, pass the door each day.



Special Features & Services

- Septic tank drainage & mains water supply.
- Solid fuel central heating installed powered from the wood burning stove.
- Broadband available through companies such as Imagine, Wireless Connect, & Starlink.
- Stunning views from the cottage.

Accommodation

Front Porch 1.8m x 1.2m (5'11" x 3'11"):

Kitchen/Living Room 4.16m x 4.2m (13'8" x 13'9"):

Bedroom 1 4.2m x 3.0m (13'9" x 9'10"):

Bedroom 2 3.1m x 2.9m (10'2" x 9'6"):

Back Kitchen 1.6m x 1.65m (5'3" x 5'5"):

Bathroom 3.18m x 3.0m (10'5" x 9'10"):



Garden

Large rear garden with three very useful sheds. Vegetable growing area and lawn. Gates into the back yard with plenty of parking space.

BER BER G, BER No. 116938713

Directions

Please follow Eircode E53 YH66.





NEGOTIATOR

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