

# For Sale

Asking Price: €275,000

**Sherry  
FitzGerald**  
Fogarty



Laburnum House, Air Hill,  
Roscrea, Co Tipperary,  
E53 WC94

**BER** F

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





Laburnum House stands on approx. 1.33 hectares/3.3 acres of land. The entire lands are zoned for residential house building purposes under the current Roscrea Local Area Plan.

The land which is currently planted with trees is situated at Air Hill, Roscrea a site within the original Roscrea bypass (R445) and minutes reach of schools, shops, main employers, Dunnes Stores, and the M7 motorway, just 5 minutes' walk from Roscrea town centre.

The site adjoins Ayrhill Court and has considerable frontage along Air Hill itself. It has access to mains water and mains sewerage connections subject to consent and planning Permission from Tipperary Co.

We are offering the property for sale as follows:

Lot 1 The house on approximately half an acre	€275,000
Lot 2 The remaining 1.33 hectares/ 3.3 acres	€350,000
Lot 3 The entire, house and lands	€625,000

Built in 1975 the house floor area extends to approximately 163 sq. mts/1754 sq. ft. The stone elevations and arched veranda give it a commanding and distinguished look. Surrounded by a half acre of gardens which were carefully and lovingly planned, and subsequently maintained over the years.

The house is now presented as a blank canvas, with all fittings removed, and ready for the next owner to individualise to their taste and requirements. A genuine opportunity for those interested in customising their own family home, and the rewards will be substantial. It is also an opportunity to retro fit your house with sustainable future proofed services to minimise the environmental impact and lower your running costs.





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## Accommodation

**Entrance Hall** 1.79m x 4.0m (5'10" x 13'1"):

**Sitting room** 3.6m x 6.7m (11'10" x 22'):

**Kitchen Dining Room** 6.4m x 2.41m (21' x 7'11"):

**Sitting room** 3.63m x 4.1m (11'11" x 13'5"):

**Bathroom** 1.29m x 2.41 (4'3" x 2.41):

**Utility Room** 2.41m x 3.19m (7'11" x 10'6"):

**First Floor**

**Landing**

**Bedroom 1** 3.65m x 3.53m (12' x 11'7"):

**Bedroom 2** 3m x 3.65m (9'10" x 12'):

**Bedroom 3** 2.99m x 3.33m (9'10" x 10'11"):

**Bedroom 4** 3.25m x 2.7m (10'8" x 8'10"):

**Bedroom 5** 2.74m x 3.52m (9' x 11'7"):

**Bathroom** 1.3m x 2.41 (4'3" x 2.41):







### Garden

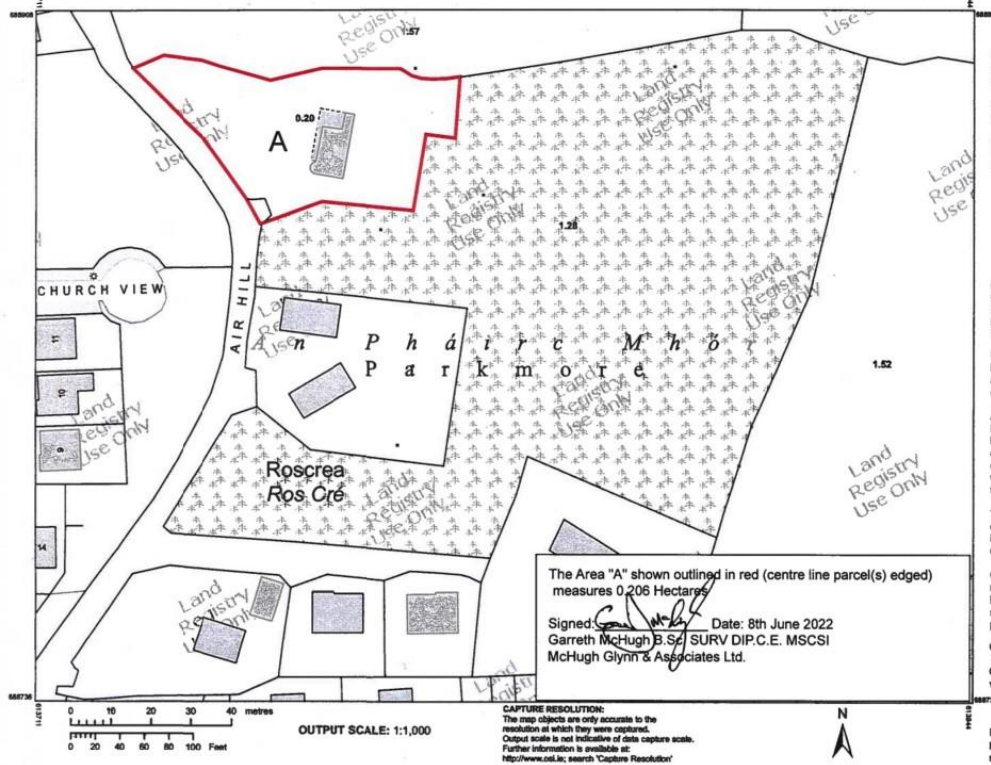
Laburnum House is surrounded by beautiful mature elevated gardens, filled with specimen plants, mature trees and endless shrubbery.

### Special Features & Services

- Perfect location. Private and yet close to all services.
- House on mains water connection and septic tank drainage.
- Lands have access to mains services, water & sewerage.
- The house is a blank canvas and ready for a new owners plans.

**BER** BER F, BER No. 113203806

## Land Registry Compliant Map



**Ordnance Survey Ireland**  
National Mapping Agency

**CENTRE COORDINATES:**  
ITM 613828,688822

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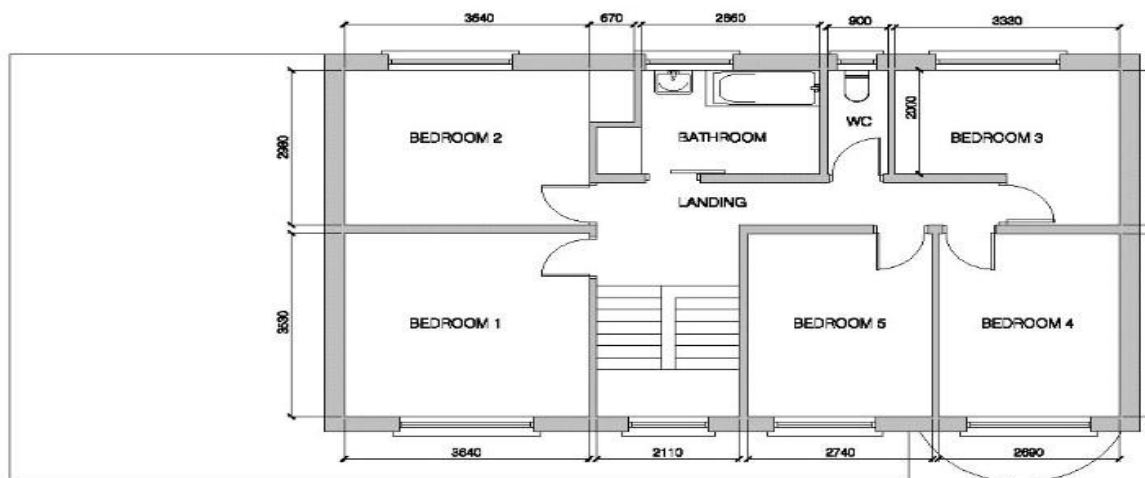
**LEGEND:**  
<http://www.osi.ie>;  
search "Large Scale Legend"

## Directions

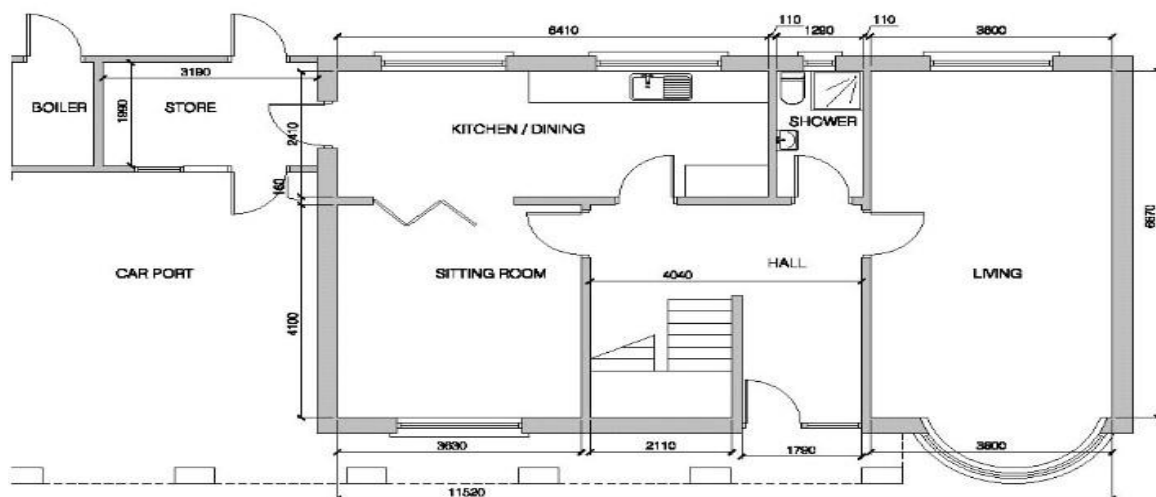
Please follow Eircode E53 WC94







**FIRST FLOOR PLAN**  
AREA - 76.84 sq.m.



**GROUND FLOOR PLAN**  
AREA - 85.57 sq.m.

*Sherry FitzGerald*



**NEGOTIATOR**

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