

# For Sale

Asking Price: €825,000



St Kierans (Former Care Home), Rathcabbin,



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





Sherry FitzGerald Fogarty are delighted to offer St Kieran's, (former Care Home) Rathcabbin, Roscrea, to the market for sale.

A dedicated home, fully equipped, with full planning & HIQA compliance, extending to approx. 850 sq.mts / 9149 sq. ft. in total and provides accommodation fourteen independent rooms, many double ones together with all ancillary rooms and services.

This exceptionally well-maintained property originally built in 1979 and extended over the years, stands on a site measuring 1.83 hectares/ 4.54 acres and was recently granted planning permission for an additional forty-four bedrooms. There is plenty of parking on site and the front perimeter is surrounded by beautiful mature trees.

The location is rural and peaceful, surrounded by beautiful countryside. It is almost equidistant from Birr and Portumna benefitting from the best of the Midlands, a gateway to the West, and within easy reach of the river Shannon and all that has to offer.

The fit out internally is without compromise including a full stainless steel catering kitchen, tiled wet rooms, full fire compliance, deeply comfortable rooms, a dedicated laundry with new machines, and staff facilities overhead.





## Accommodation

**Entrance Hall** 2.62m x 3.7m (8'7" x 12'2"):

**Reception Room** 3.7m x 4.39m (12'2" x 14'5"):

**Accommodation extends** 950sq.m:

**Cast iron open fireplace store** 1.55m x 1.67m (5'1" x 5'6"):

**Office** 3.08m x 3.3m (10'1" x 10'10"):

**5 Single Bedrooms**

**9 Double Bedrooms**

**All bedrooms** Have WHB, laminate flooring, fire doors, privacy curtain rails, call bells, TV points and fitted wardrobes/cupboards. All enjoy lovely views to the front and rear of the building. Some bedrooms have interconnecting doors to the bathrooms and WC.

**Bathroom/Shower** 2.75m x 3.6m (9' x 11'10"): Fully tiled with WC, WHB and power shower

**Communal Lounge/Day Room** 5.4m x 10.12m (17'9" x 33'2"): Extremely bright and spacious communal area with wonderful views overlooking the rear garden and countryside. Fully fitted out with hospital grade arm chairs, electric effect fire, fitted shelving and wooden flooring. Double doors lead to a lovely outside patio area.

**Communal Dining Room** 5.35m x 10.12m (17'7" x 33'2"): Fully fitted with table and chairs this bright functional space is currently used as a dining area with a wonderful feature stained glass window overlooking the internal hall

**Kitchen** 4.35m x 5.31m (14'3" x 17'5"): Recently upgraded and modernised to provide for a fully fitted stainless steel catering kitchen incorporating ovens, 6 ring gas hob, microwave, grill, extractor hood, large display hot counter/bain-marie, stainless steel display sink units, two large fridge freezers, water boiler, dishwasher and much more. Door to rear yard and external laundry room.

**Food Preparation/Wash Up Area** 3.65m x 4.42m (12' x 14'6"): Stainless steel sink units, storage areas and dishwasher and fridge

**Main Entrance Lobby** 2.67m x 3.54m (8'9" x 11'7"):

**Shower Room & WC** 2.11m x 4.68m (6'11" x 15'4"): Fully tiled with WC, 2 x WHB and power shower

**Sluice Room** 1.49m x 4.52m (4'11" x 14'10"): With double sink and tiled floor

**Toilet and Washroom** 1.27m x 4.66m (4'2" x 15'3"): With WC and WHB. Currently used as a single room with a WHB, fitted wardrobes, laminate flooring, hospital grade single bed with cot sides, privacy curtain rails and views overlooking the countryside to the rear of the property.

**Bathroom** 2.3m x 4.5m (7'7" x 14'9"): With WC & WHB, Bath





Garden

### Special Features & Services

- 14 Bedrooms
- Entrance Hall
- Reception Room
- Accommodation Extends
- Cast Iron Open Fireplace Store
- Office
- Bathroom/Shower
- Communal Lounge/Day Room
- Communal Dining Room
- Kitchen
- Food Preparation/Wash Up Area
- Main Entrance Lobby
- Shower Room & Wc
- Sluice Room
- Toilet and Washroom
- Bathroom
- Accomodation Comprises
- Self Contained Apartment
- Office/Store
- Attic Rooms
- Outside The Property

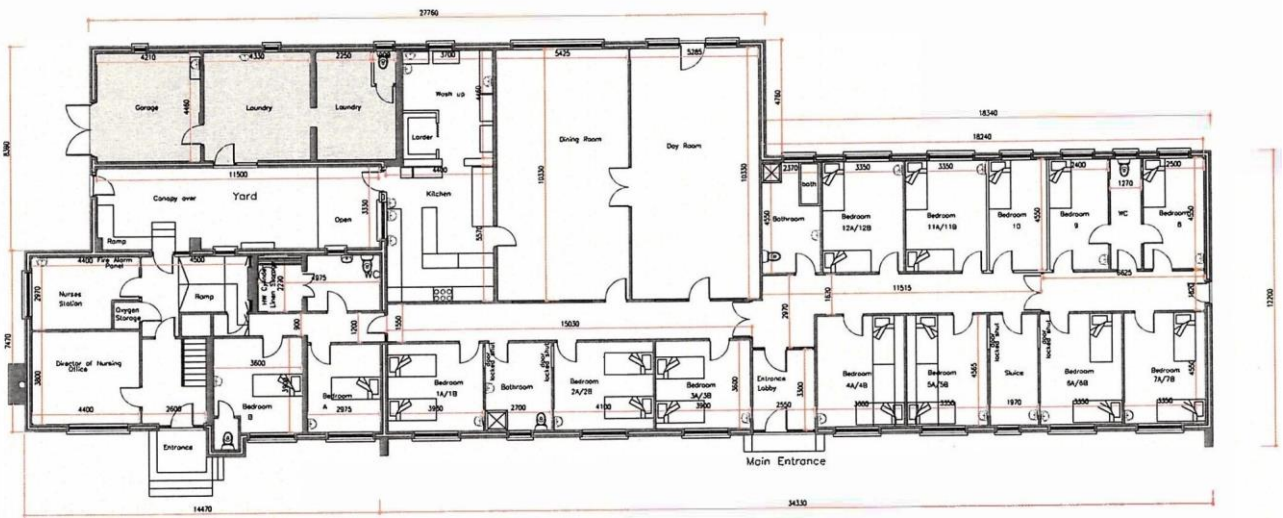
**BER** BER D2, BER No. 800358673





Directions





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**MORTGAGE ADVICE**

**SOLICITOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.  
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