

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
Fogarty



Cloonagh, Golden Grove, Roscrea,
Co Tipperary. E53 FX61.

BER E2

sherryfitz.ie



Situated in the most perfect location Sherry FitzGerald Fogarty are delighted to offer this wonderful cottage/bungalow to the market. From the tree lined avenue, arriving into the beautiful garden, this cottage sits peacefully in a private and calm space.

Built originally in the 1930's, this cottage, along with six others in the locality were built with the architectural elements from the impressive Golden Grove House, which was dismantled at that time. Sash windows, large mahogany internal doors, high ceilings, are all nod to its historical provenance, and certainly a surprise internally.

Standing now on approx. one-half acre it is presented for sale in very good condition and has many possibilities, including room for extension if required.

Accommodation comprises an entrance porch, a sitting room, a large kitchen with a solid fuel stove, three bedrooms and a bathroom. Heating is from the back boiler in the solid fuel stove and an oil-fired central heating system.

Outside the gardens are stocked with all varieties of fruit trees, berry bushes, and lawns. There are two garages, and a wonderful old barn located to the back of the house. With permission this barn could make interesting additional accommodation.

The location is just two minutes drive from the N62, Roscrea is three kms away and Birr 14 kms. The wonderful Golden Grove Woods are just a ten minutes' walk from the front door, with beautiful tracks and trails. Dromakeenan Primary School is also close by.



Special Features & Services

- Original sash windows
- Private rear garden with large old stone out houses
- Large cast iron stove
- OFCH and Solid fuel heating
- x2 Cast iron open fireplace
- Only 2km from the town of Roscrea

Accommodation

Porch 1.81m x 1.22m (5'11" x 4'):

Living Room 4.04m x 4.17m (13'3" x 13'8"):

Kitchen 4.12m x 3.54m (13'6" x 11'7"):

Bedroom 1 3.14m x 3.00m (10'4" x 9'10"):

Bedroom 2 3.14m x 3.13m (10'4" x 10'3"):

Bathroom 2.27m x 1.99m (7'5" x 6'6"):

Bedroom 3 2.95m x 2.98m (9'8" x 9'9"):

Garden

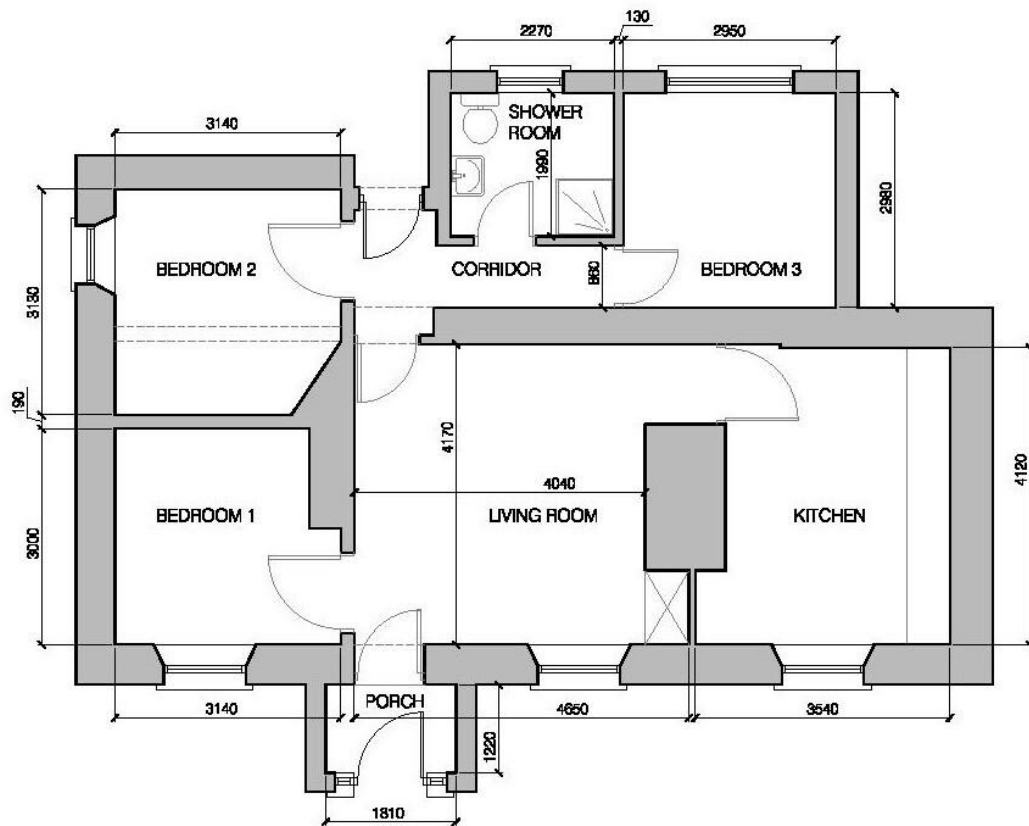
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BER BER E2, BER No. 101665008

Directions

Please follow Eircode E53 FX61





GROUND FLOOR PLAN
AREA - 79.84 sq.m



NEGOTIATOR

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