

For Sale

Asking Price: €175,000

**Sherry
FitzGerald**
Fogarty



Former Rathcabbin Health Centre, Derry,
Rathcabbin, Co. Tipperary. R42 FH22.

BER F

sherryfitz.ie



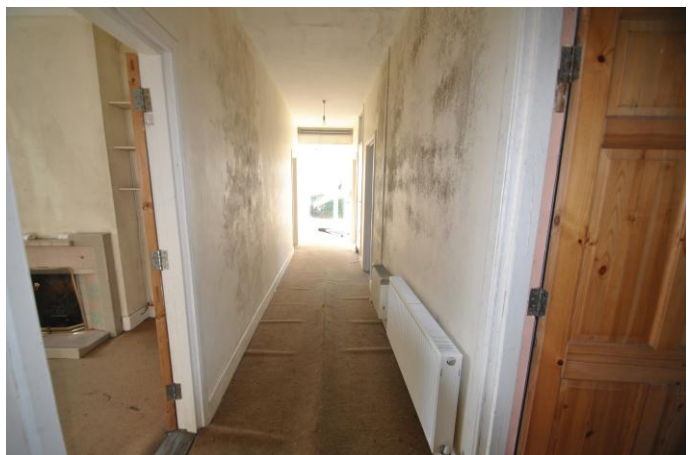
Former local Health Clinic situated to the edge of Rathcabbin village.

Very substantial building measuring approx. 226 sq. mts and standing on approx. 1.04 acres with a large paddock to one side.

Accommodation extends to ten rooms on the ground floor and five rooms at first floor level, with so many possibilities for a good family home. There is a useful detached garage to one side also.

The property is now in need of some restoration, being vacant for over two years it may qualify for Grants subject to your application.

Rathcabbin is located off the R489 regional road between Portumna, County Galway and Birr, County Offaly. It is 5 km (3 mi) east of the River Shannon and Lough Derg. A location full of amenities and on the gateway to the West.



Accommodation

GROUND FLOOR

Porch 2.42m x 1.50m (7'11" x 4'11"):

Entrance Hall 1.34m x 7.45m (4'5" x 24'5"):

Room 1 3.03m x 3.92m (9'11" x 12'10"):

Room 2 4.39m x 3.31m (14'5" x 10'10"):

Room 3 2.96m x 3.31m (9'9" x 10'10"):

Bathroom 1.25m x 2.00m (4'1" x 6'7"):

Kitchen 3.03m x 3.91m (9'11" x 12'10"):

Room 4 2.69m x 4.78m (8'10" x 15'8"):

Room 5 5.28m x 3.12m (17'4" x 10'3"):

Room 6 3.61m x 3.96m (11'10" x 13'):

Store 3.05m x 2.42m (10' x 7'11"):

FIRST FLOOR

Room 7 4.42m x 3.34m (14'6" x 10'11"):

Room 8 2.97m x 3.34m (9'9" x 10'11"):

Room 9 2.72m x 4.81m (8'11" x 15'9"):

Room 10 3.88m x 2.90m (12'9" x 9'6"):

Bathroom 2 2.50m x 2.90m (8'2" x 9'6"):

Bathroom 3 2.90m x 1.34m (9'6" x 4'5"):





Garden

Total site area 1.04 acres.

Directions

Please follow Eircode R42 FH22.

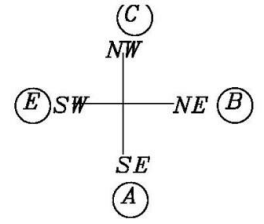
Special Features & Services

- Site area is 1.04 acres
- Large floor area.
- Gas fired central heating installed.
- Upvc double glazing installed.
- Ramped entrance.
- Large gardens and paddock to rear.
- Mains water connection.
- On site septic tank.

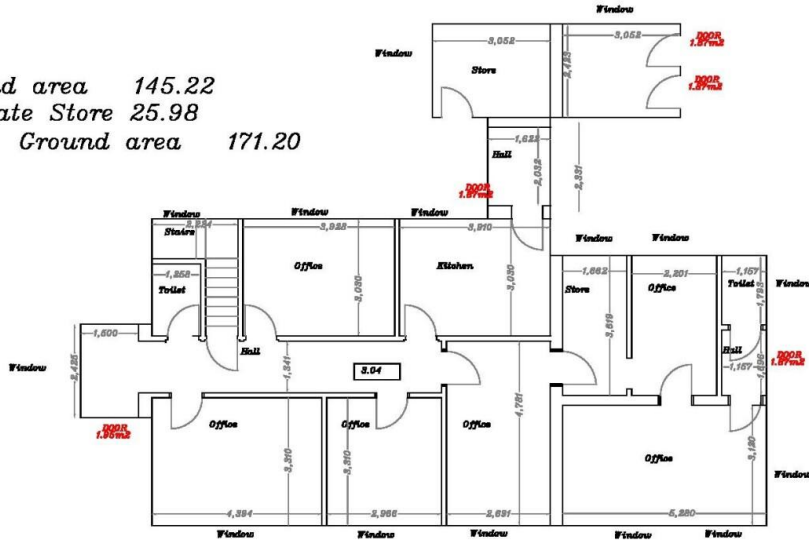
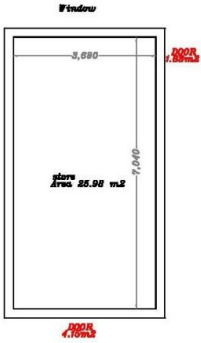
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Rathcabbin Health Centre R42 FH22
January 2024

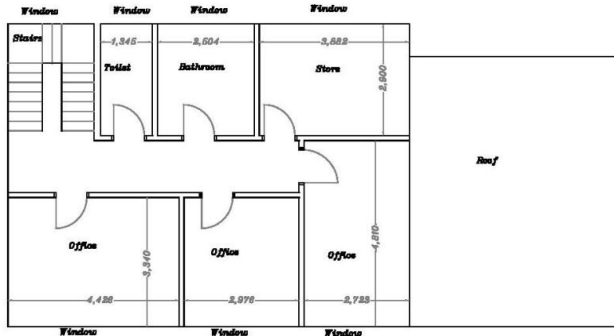


Ground area 145.22
Seperate Store 25.98
Total Ground area 171.20



GROUND

First area 81.42



FIRST



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MORTGAGE ADVICE

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