



Ashbury, Roscrea, Co. Tipperary



Guide Price €145,000



GVM present to the market a two storey residence in need of renovation but with great character and potential.





GVM are delighted to present to the market this very charming two-storey detached residence, full of character and potential, set on a generous site extending to circa 0.5 acres.

Situated on the outskirts of the thriving town of Roscrea, this home benefits from a highly convenient location within walking distance of all main amenities, while also offering easy access to the Motorway and national road network.



Although requiring refurbishment and renovation, this stand out home presents a wonderful opportunity for DIY enthusiasts or those seeking a property with potential to customise decor and layout to their own taste. With imagination and care this could be transformed into a residence of great beauty and character complimented by a very convenient location.

The property may also qualify for renovation grants of up to €70,000, enhancing its appeal as a renovation project with strong value potential.



Roscrea is located in Ireland's Mid-West Region approximately 70 km from Limerick City in the west and 120 km from Dublin City in the east. It is at the crossroads of the R445 regional road and the N62 between Athlone and Horse and Jockey. The town was bypassed approximately 20 years ago and is now linked to the major centres of population via the M7. Roscrea is well connected by bus routes. Bus Éireann route 12 links Dublin and Limerick with connections available hourly. Shannon Development has a business park near Ashbury in the town which houses many local businesses. There is another business park at Benamore on the Dublin road. Dunnes Stores developed a site of the maltings into a large retail unit. The new Tesco supermarket was built in close proximity to the Round Tower. Aldi also has a newly built store and Car Park while Supervalu also has a flagship store also immediately adjacent. The town centre is well serviced with shops, banks, offices and entertainment houses. There are also superb local sporting facilities and gyms. The town is home to several educational institutions. Primary Schools include Scoil Eoin Naofa, Scoil Íosaf Naofa Corville, Sacred Heart Primary School,





Dunkerrin N.S., Lismackin N.S. and the school for Persons with Intellectual Disabilities St Anne`s. The solitary secondary school in the town is Coláiste Phobal Ros Cré.

Rooms:

Entrance hall 4.02m (13'2") x 1.08m (3'7")

Sitting room with dual aspect
3.08m (10'1") x 3.08m (10'1")

Dining room 4.03m (13'3") x 2.04m (6'8")

Kitchen 4.05m (13'3") x 3.06m (10'0")

Bedroom 1 Double
3.08m (10'1") x 3.08m (10'1")

Bedroom 2 Double
4.04m (13'3") x 2.05m (6'9")

Bedroom 3 4.04m (13'3") x 2.05m (6'9")

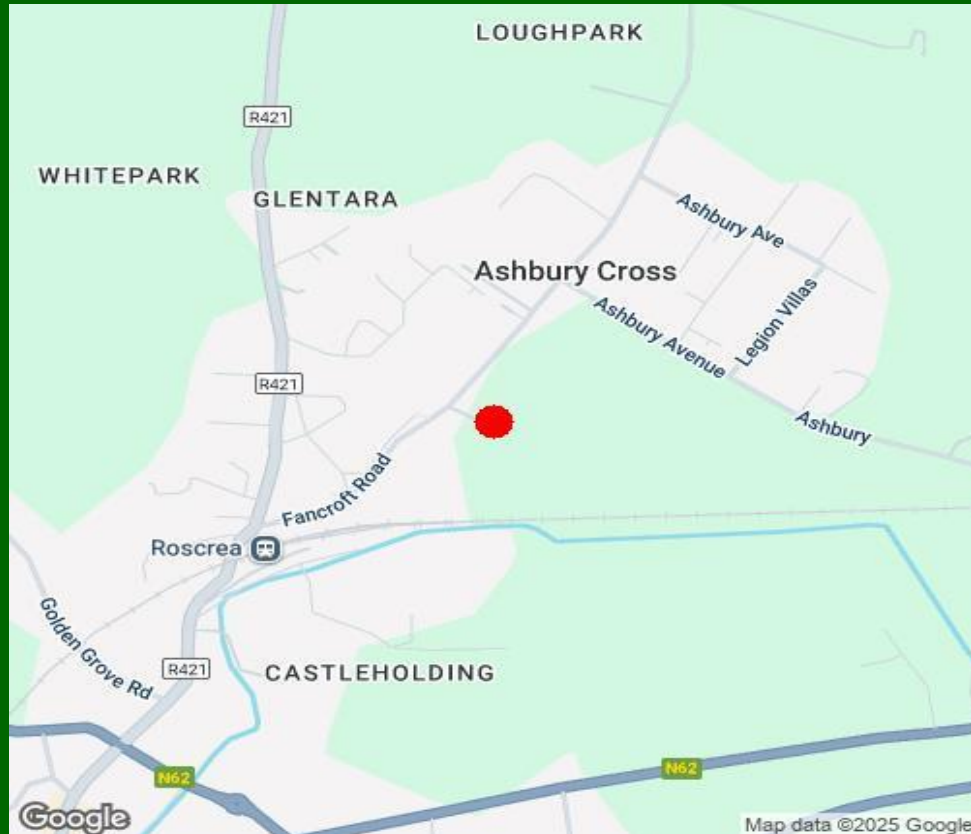
Bathroom 3.07m (10'1") x 1.04m (3'5")

Pantry



Features:

- Subject to application, this house should qualify for vacant property refurbishment grant
- Layout is good with well proportioned living and bedroom space
- Within walking distance of all amenities
- Has character and great potential



Property Directions:

Enter Eircode E53 P676 in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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