

REA SOTHERN



Charming 5 bedroomed Georgian residence on c.1 acre in an idyllic rural setting with panoramic views of the surrounding countryside.

FOR SALE BY PRIVATE TREATY

Grogan House
Erril
Co Laois
R32 PD36

Offers invited in the region of €395,000



DESCRIPTION

Grogan house was built in 1866. It is a Georgian style home on c. 1acre incorporating many original cut stone out buildings with slated roofs which offer huge potential for a variety of business uses

Grogan House extends to c.300 sq m and comprises a large hallway, 2 receptions, kitchen, family room, utility, ground floor wc & shower, stairs and landing to main bathroom, 5 bedrooms.

Grogan, is a 5 minute drive to Rathdowney & Erril, c.15 minutes to the M8 intersection near Ballacolla. 60 minutes' drive time to Newlands Cross. Ballabrophy railway station is a 10 minute drive (main Limerick-Dublin train)

Grogan House is an impressive residence with generously proportioned rooms and good views of the surrounding countryside are afforded from most windows. The house has been recently reroofed

Viewings are by appointment only

Services: Well Water, Septic Tank, Oil Fired Central Heating, Solid Fuel stove in kitchen.

To make an appointment, please call

059 9131218 or 086 2582525

email info@reasothern.ie



ACCOMMODATION

Accommodation

Ground Floor

- Hall: 13.06 m²
- Dining Room: 20.93 m²
- Drawing Room 20.31 m²
- Kitchen/Diner 14.32 m²
- Living Room: 10.46 m²
- Utility Room: 5.54 m²
- Guest WC & Shower

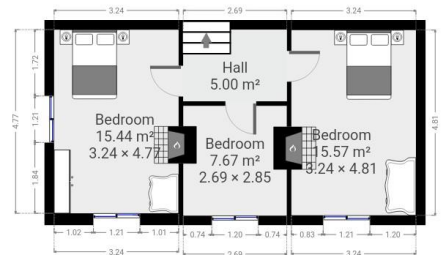
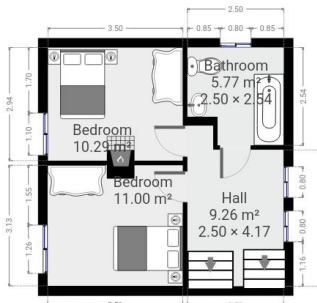
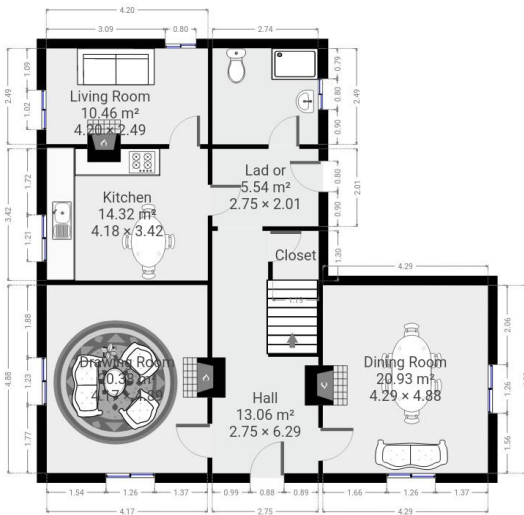
Accommodation

1st Floor

- Hall: 9.26 m²
- Bedroom 1: 11.00 m²
- Bedroom 2 10.29 m²
- Master Bathroom: 5.77 m²

2nd Floor

- Hall: 5.00m²
- Bedroom 3: 15.44 m²
- Bedroom 4: 7.67 m²
- Bedroom 5: 15.57 m²



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PRICE

Offers invited in the region of €395,500

VIEWING

By appointment

Contact the office

37 Dublin Street, Carlow

T: (059) 91 31218

F: (059) 91 43765

E: info@reasothersn.ie

www.realestatealliance.ie

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