

# For Sale

Asking Price: €245,000

**Sherry  
FitzGerald**  
Fogarty



Carrick, Roscrea,  
Co. Tipperary. E53 H415.

**BER** C3

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



Beautifully restored cottage originally built in 1957, this is now a gorgeous cosy home, ideal for first time buyers or someone seeking to sit back and enjoy life. It is a house that has been extended, modernised and up graded in recent years to a very high standard.

The location is approx. 2 kilometers from Roscrea town centre on the Roscrea to Nenagh Road. The house has a floor area of approx. 89 sq.m mts/ 957 sq ft so well laid out. It stands on site measuring approx. 0.40 hectares/0.98 of one acre.

A generous garden space to enjoy, all securely fenced by FRS to keep and the newly tarmacadamed driveway provides plenty of parking.

Accommodation comprises an entrance hallway, a sitting room with a media wall, a kitchen with bright white units an integrated dishwasher, integrated larder fridge and a gas Belling professional cooker with 3 ovens and 5 gas rings. There are three bedrooms and a luxurious family bathroom.

All new sliding sash Upvc windows and doors are recently installed. Heating is from both oil fired central heating and a solid fuel system from the kitchen stove.

Roscrea is so convenient to Dublin and particularly Limerick with a great road and rail network.





## Special Features & Services

- All new sliding sash windows and new doors from Munster Joinery.
- E-fibre broadband installed.
- Oil fired and solid fuel central heating systems.
- Mains water connection & septic tank located on site
- Approx. a one-acre site with paddock to one side.
- Outside boiler house
- Good range of useful sheds
- Curtains, light fittings, wardrobes in master bedroom and media wall included in sale
- FRS fenced the entire site recently for extra safety for pets and children.
- Orchard planted two years ago and establishing nicely. It has cooking apples & eating apple trees, and pear trees.

## Accommodation

### Entrance Hall

### Sitting Room

### Kitchen / Dining Room

### Bedroom 1

### Bedroom 2

### Bedroom 3

### Bathroom

## Garden

Approx. a one-acre site all perfectly fenced by FRS services. Orchard planted two years ago and establishing nicely. Great parking and a paddock for pets.

**BER** BER C3, BER No. 111271292

## Directions

Please follow Eircode E53 H415.





#### NEGOTIATOR

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