

For Sale

Asking Price: €269,000

Sherry
FitzGerald
Fogarty



4 Whitethorn Hill, Roscrea,
Co. Tipperary. E53 D342.

BER B3

sherryfitz.ie



Sherry Fitzgerald Fogarty are delighted to offer this simply stunning home to the market for sale. The quality of the build, coupled with the taste, style, and choices of decor and fittings are truly breathtaking.

This is a home that will impress all who visit and with plenty to see, a viewing is a must to appreciate what lies behind the front door. It can only be described as an impeccably presented in show home condition.

No 4 Whitethorn Hill is also an exceptionally well built home, with a B3 BER. This means it will qualify for lower borrowing rates.

Constructed in 2007, and finished to the most exacting standards, it has a floor area of approx. 140 sq. mts/1,506 sq. ft of living space.

A four bedroomed home, it features the essential downstairs bedroom which can also double as a home office/playroom.

Accommodation comprises an entrance hallway with stunning tiled floor & guest WC, and open plan kitchen and dining which interconnects with beautiful sitting room featuring wall panelling and a bay window, all enhanced by the wood burning stove. The utility room accommodates the washing machine, the dryer and additional units, as well as a door to the side entrance. Upstairs there are three more bedrooms, an en suite shower room and a main bathroom. Both bathrooms have had all their original ware replaced and they are re styled.



Accommodation

Entrance Hall 3.42m x 1.98m (11'3" x 6'6"):

Stunning flooring & guest WC.

Guest WC 1.57m x 1.57m (5'2" x 5'2"):

Designer wall paper.

Sitting Room 4.79m x 4.48m (15'9" x 14'8"):

Bay window, herring bone floor, wall panelling and wood burning stove.

Kitchen 3.98m x 3.98m (13'1" x 13'1"):

White units with integrated dishwasher, built in hob & oven, island unit & ceramic tiled splash back. Space for American fridge/freezer.

Dining Area 4.5m x 3.79m (14'9" x 12'5"):

Double doors to rear garden.

Utility Room 1.75m x 1.9m (5'9" x 6'3"):

Plumbed for washing machine and dryer. More storage. Door to side entrance.

Bedroom 1 3.26m x 2.67m (10'8" x 8'9"):

Double doors to rear garden. Could also double as a home office/playroom.

FIRST FLOOR

Landing 3.05m x 2.7m (10' x 8'10"):

Large space with carpet. Hot press.

Bedroom 2 3.26m x 2.7m (10'8" x 8'10"):

Currently in use as a walk-in wardrobe. Great storage for clothes.

Bedroom 3 3.61m x 3.77m (11'10" x 12'4"):

Quietly situated to the rear of the house.

Family Bathroom 2.24m x 3.07m (7'4" x 10'1"):

All recently refit with Mindy Brown WHB & matching mirror, new bath and brass dusted shower fittings.

Master Bedroom 3.32m x 4.47m (10'11" x 14'8"):

Bay Window. TV point.

En-Suite 1.94m x 1.99m (6'4" x 6'6"):

WC, WHB & shower, Tiled floor.





Garden

Cobble locked driveway and lawn to the front, manicured rear garden with a lawn and beautiful established planting in raised beds, a side entrance and a garden shed.

Directions

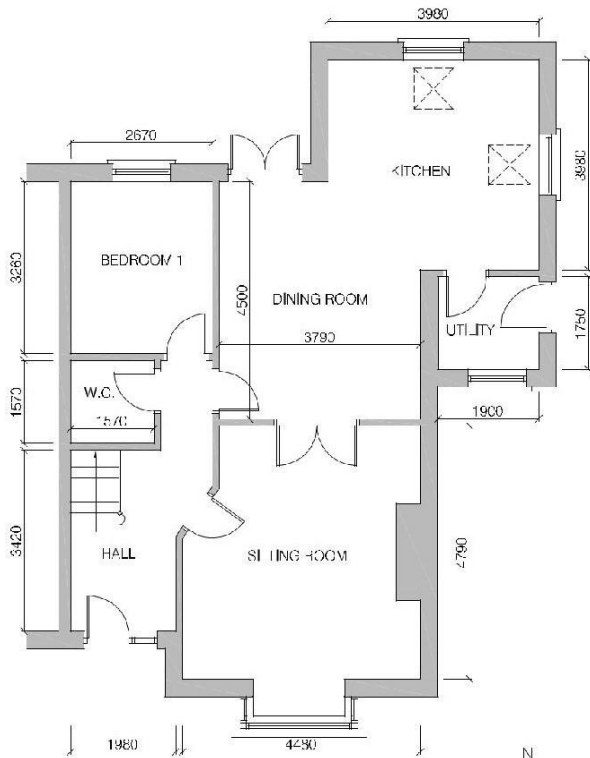
Follow Eircode E53 D342

BER BER B3, BER No. 100355452

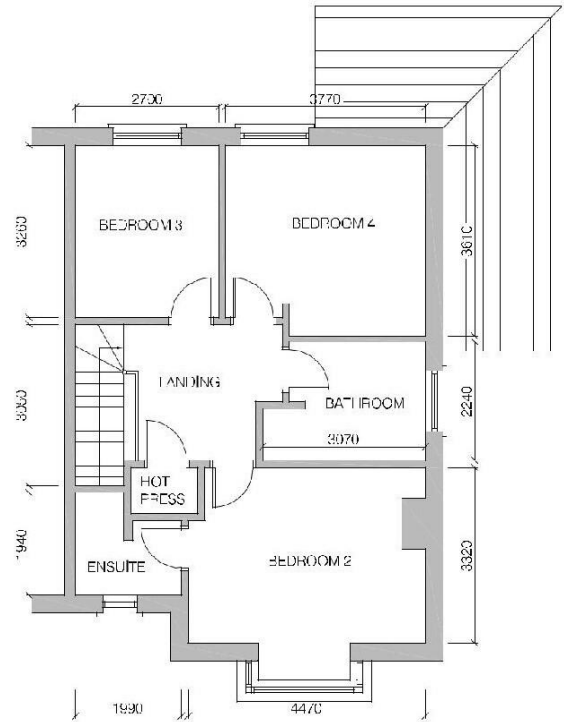
Special Features & Services

- Breath taking decor with no outlay required. Just walk in!
- Up to the minute finishes chosen with great taste and flair.
- E fibre Broadband in place with Sky connection.
- Smart meter installed.
- Oil fired central heating & wood burning stove in sitting room.
- Timeless flooring & tiling throughout.
- All internal doors painted white with chrome handles.
- Cobble locked driveway and lawn to the front, manicured rear garden with a lawn and beautiful established planting, a side entrance and a garden shed.
- Tasteful iron rails surround the house boundary.
- Monitored burglar alarm system installed.
- Mains water and mains sewerage connection.
- Water softener installed.





EXISTING GROUND FLOOR PLAN
AREA - 78.50 sq.m.



EXISTING FIRST FLOOR PLAN
AREA - 61.36 sq.m.



NEGOTIATOR

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