

# For Sale

Asking Price: €175,000

Sherry  
FitzGerald  
Fogarty



Mount Heaton, Roscrea,  
Co. Offaly. E53 FD25.

BER F

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



Seldom is a property offered for sale in this location. This lovely bungalow at Mount Heaton is on approx. .77 of one acre site and is located in a pleasant rural area just 4km from the town of Roscrea. A location close to much loved grounds of Mount St Joseph Abbey & Cistercian College Roscrea.

This property has been well maintained and is an ideal purchase for looking for peaceful country living.

The house is approached by a gravel driveway to the front and is surrounded by a quadrant of out buildings which are suited to a multitude of purposes.

Accommodation extends to approx. 1,055 sq. ft. / 98 sq.m and includes an entrance hall, a sitting room, living room / dining room, a kitchen, three double bedrooms and a main bathroom. Both oil fired central heating and solid fuel central heating are installed. The house has a mains water supply & septic tank drainage.

Mount Heaton is located only 7.5km from junction 22 the M7 (Dublin to Limerick), Roscrea Train station is just 5km while Ballybrophy Train station is within 20-minute drive from the house. (both daily commuter train services)

This house also qualifies for the Vacant Home Refurbishment grant and SEAI grants subject to your own application.

Please call Julie Fogarty 0505 21192.



## Accommodation

**Porch** 1.96m x 1.46m (6'5" x 4'9"):

**Entrance Hall** 1.08m x 4.21m (3'7" x 13'10"):

**Living Room** 4.21m x 4.16m (13'10" x 13'8"):

**Dining / Sitting Room** 3.77m x 4.21m (12'4" x 13'10"):

**Kitchen** 1.66m x 2.96m (5'5" x 9'9"):

**Bathroom** 1.59m x 2.96m (5'3" x 9'9"):

**Bedroom 1** 2.34m x 3.15m (7'8" x 10'4"):

**Bedroom 2** 2.97m x 4.21m (9'9" x 13'10"):

**Bedroom 3** 3.64m x 3.00m (11'11" x 9'10"):





### Garden

Graveled driveway, side lawns, four useful sheds around the house and a vegetable garden.

### Directions

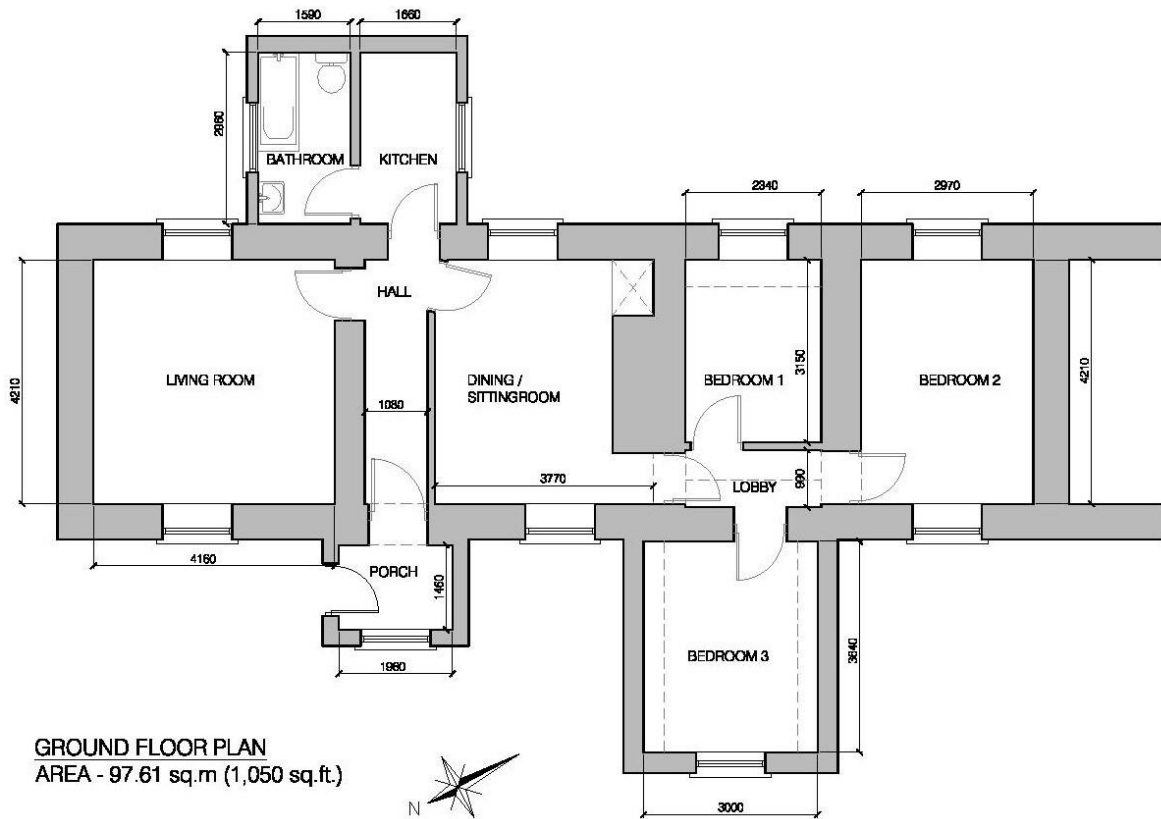
Please follow Eircode E53 FD25

### Special Features & Services

- Oil fired central heating & solid fuel central heating from a stove with back boiler.
- Standing on .77 of one acre.
- Multiple sheds for a variety of uses
- Will qualify for Vacant Homes Refurbishment Grant subject to your personal application.
- Mains water connection & septic tank located on site.
- Part double glazed.
- Built in wardrobes in some bedrooms.

**BER** BER F, BER No. 117801159





**NEGOTIATOR**  
 Julie Fogarty  
 Sherry FitzGerald Fogarty  
 Castle Street, Roscrea, Co  
 Tipperary  
 T: 0505 21192  
 E:  
 reception@sherryfitzfogarty.com

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

[My.Home](http://My.Home)

[Daft.ie](http://Daft.ie)

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.  
 PSRA Registration No. 002679