

For Sale

Asking Price: €245,000

**Sherry
FitzGerald**
Fogarty



39A The Haven, Roscrea,
Co. Tipperary. E53 X729.

BER C

sherryfitz.ie



The Haven is a very well regarded private residential development perfectly located in Roscrea town. No 39A is presented for sale in show home condition, ready for you to make it your own. It offers an opportunity to purchase in this quality development, with absolutely no outlay or repairs required.

Built in 2004, it is quietly positioned within the development 39A has the widest side entrance to the rear garden, with its south facing aspect. It has parking space for two cars to the front also. This lovely house is designed and finished around a low maintenance lifestyle. The accommodation is bright, well laid out and the house has many great features such as built in wardrobes, a utility room, a super range of kitchen units, interconnecting sitting/kitchen/dining, and a C3 BER rating.

Accommodation extends to 101 sq. mts/ 1,076 sq. ft and is laid out as follows. An entrance hallway, a sitting room with open fireplace and interconnecting doors, kitchen/dining room, guest WC, utility room plumbed for washing machine and dryer, family bathroom, three bedrooms and one ensuite.

There is a side entrance to the rear garden which is not overlooked.

This house will make the perfect family home or investment property with the possibility to generate a rental income of €1500 per month and offers all who live there great comfort and convenience.

Viewing highly recommended.



Special Features & Services

- Oil fired central heating & open fireplace.
- Water softener installed.
- Stira attic stairs with floored storage space.
- C3 BER Rating what could easily be improved.
- Mains water and sewerage connections.
- E fibre broadband available.
- An end house with a very private position within the development.
- Wired for burglar alarm.

Accommodation

Entrance Hall Understairs storage.

Living Room Open fireplace

Kitchen Dining Room Great range of newly installed units.

Utility Room Plumbed for washing machine & dryer.

Guest WC

Landing

Family Bathroom Beautiful neutral tiling.

Bedroom 1 Built in Wardrobes

Bedroom 2 Built in Wardrobes

Master Bedroom Built in Wardrobes

En-Suite

Garden

BER BER C3, BER No. 109758052

Directions

Please follow Eircode E53 X729





NEGOTIATOR

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

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

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

[MyHome.ie](http://www.myhome.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