

For Sale

Asking Price: €135,000

**Sherry
FitzGerald**
Fogarty



2 Abbey Street, Roscrea,
Co. Tipperary. E53 NY19.

BER D1

sherryfitz.ie



2 Abbey St has so much to offer a homeowner. It is a wonderful location in Roscrea town, quiet, central, and convenient to everything. Ideal for someone retiring from the country or a first-time buyer seeking their first investment.

The accommodation has a distinct cozy feel, and this is an easily managed house. Accommodation comprises a large entrance hall, a kitchen/dining room, a ground floor bedroom with a newly installed wet room just off. At first floor level there are two additional bedrooms.

The location is within striking distance of all essential services and on the doorstep of the J J Kavanagh Bus stop with daily services to Dublin & Limerick. Parking is on street.

To the back of the house is an enclosed garden with a lawn and garden shed. There is a right of way access to this from a neighbouring gateway along Abbey St.

Please call Julie Fogarty 0505 21192.



Special Features & Services

- Oil fired central heating installed.
- Town centre location. An easy walk to all services, and beside the bus stop.
- Useful ground floor bedroom and wet room.
- Good sized rear garden with shed to one end.
- Fibre Broadband available in the area.

Accommodation

Entrance Hall 4.19m x 2.11m (13'9" x 6'11"):

Kitchen 5.37m x 3.89m (17'7" x 12'9"):

Bedroom 1 4.04m x 2.96m (13'3" x 9'9"):

Bathroom 2.95m x 1.72m (9'8" x 5'8"):

First Floor

Bedroom 2 4.97m x 2.11m (16'4" x 6'11"):

Bedroom 3 4.19m x 2.24m (13'9" x 7'4"):

Garden

On street parking. Lovely rear garden with access. Garden shed to rear.

BER BER D1, BER No. 105686885

Directions

Please follow eircode E53 NY19.





NEGOTIATOR

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