

For Sale

Asking Price: €265,000

**Sherry
FitzGerald**
Fogarty



22 Hillside, Roscrea,
Co. Tipperary. E53 F683.

BER C3

sherryfitz.ie

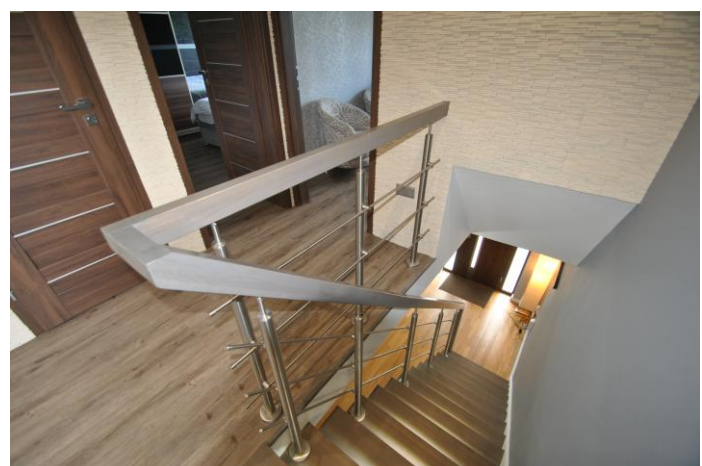


Exceptionally luxurious house in an excellent location. This is a very special property which has undergone a complete transformation and is now well worth considering. It is a superior family home.

The quality and style of the accommodation is second to none. Features include re styled bedrooms and bathrooms with designer finishes complete sound proofing in all flooring, new double ceilings with remote LED trench lighting, high end bathroom fittings and tiling, sliderobes, an air exchange unit, solar panels, new radiators with all new plumbing, stone cladding featured on many walls, a new staircase with LED strip lighting on each step,

Accommodation Comprises: Entrance hallway with guest wc & under stairs storage, a sitting room with a contemporary insert stove with back boiler, large kitchen cum dining room, a garden room with new high security doors to the sunny and private rear garden room, a utility room. At first floor level there are three stunning spacious bedrooms with one ensuite and a family bathroom.

The rear garden has a patio, lawns, outside lighting & elevated decking. Very private with tarmac driveway and front gates.



Accommodation

Entrance Hall 2.16m x 4.72m (7'1" x 15'6"):

Guest WC downstairs 1.5m x 0.8m (4'11" x 2'7"):

Utility Room 2.3m x 1.8m (7'7" x 5'11"):

Kitchen/Dining Area 6.4m x 3.66m (21' x 12'):

Sitting Room 1.93m x 2.44m (6'4" x 8'):

Garden room

First Floor

Master Bedroom 3.17m x 4.37m (10'5" x 14'4"):

En-Suite 0.81m x 3.07m (2'8" x 10'1"):

Bedroom 2 2.84m x 3.73m (9'4" x 12'3"):

Bedroom 3 3.05m x 3.05m (10' x 10'):

Bathroom 2m x 1.5m (6'7" x 4'11"):





Garden

Large garden area to the rear of the house with side entrance. The rear garden is south facing. Outside lighting and garden shed. Double gates to side of house.

Directions

Please follow Eircode E53 F683.

BER BER C3, BER No. 106066426

Special Features & Services

- House almost entirely remodelled in a contemporary and modern fashion.
- Designer finish particularly at first floor level.
- Wired for a CCTV system, stira attic stairs, mirrored slide robes, and attic floored for storage, and a high quality finish throughout.
- Oil fired central heating & solid fuel central heating from the wood burning stove.
- Solar panels installed & large hot water cylinder.
- uPVC double glazed windows throughout.
- Mains water & sewerage installed.
- High security external doors.
- Garden room & utility room reslated in natural quarry slate.
- Water softener installed.
- Very high speed broadband connection.
- Tarmacadam driveway with adequate parking space for three cars.
- High fence surrounding the house giving good security & privacy. Large south facing rear garden area with side access.





NEGOTIATOR

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