

For Sale

Asking Price: €215,000

**Sherry
FitzGerald**
Fogarty



44 The Haven, Roscrea,
Co. Tipperary. E53 DR50.

BER D1

sherryfitz.ie



The Haven is a very well regarded private residential development perfectly located in Roscrea town. No 44 is presented for sale in great 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.

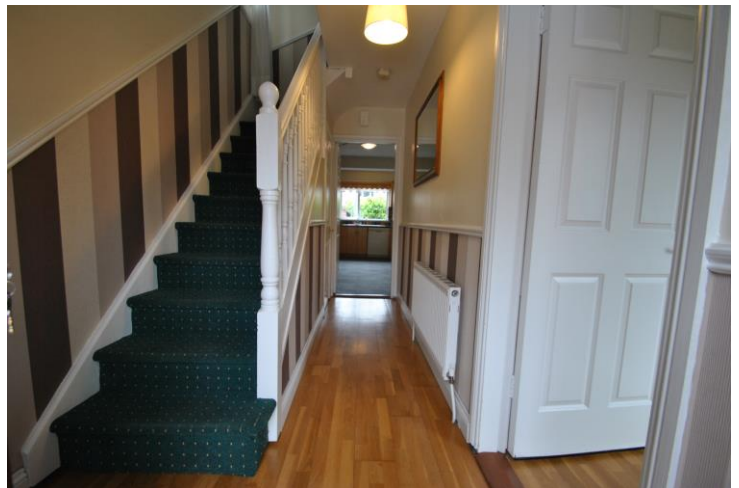
Quietly positioned with a south facing rear aspect and parking room for two cars to the front, this lovely house is designed and finished around low maintenance needs. The accommodation is bright, well laid out and the house has many great features such as built in wardrobes, a super range of kitchen units, interconnecting sitting/kitchen/dining, and D1 BER rating.

Acc: Entrance hallway, sitting room, kitchen/dining room, guest WC, bath, three bedrooms and one ensuite.

There is a side entrance to the rear garden, which is not overlooked, and the garden has a handy shed for fuel and bikes.

This house can generate a rental income of €1000 to €1200 per month and offers all who live there great comfort and convenience.

Viewing highly recommended.



Accommodation

Entrance Hall 4.58m x 1.84m (15' x 6'):

Living Room 4.90m x 3.42m (16'1" x 11'3"):

Kitchen Dining Room 5.39m x 5.32m (17'8" x 17'5"):

Bathroom 1.32m x .74m (4'4" x .242'9"):

First Floor

Bedroom 1 3.71m x 2.91m (12'2" x 9'7"):

Bedroom 2 3.24m x 2.38m (10'8" x 7'10"):

Bathroom 1.86m x 2.09m (6'1" x 6'10"):

Bedroom 3 4.19m x 3.20m (13'9" x 10'6"):

En-Suite 2.09m x 1.37m (6'10" x 4'6"):



Special Features & Services

- Very good residential location. Close to the Convent primary school.
- Mains water & sewerage connections
- Oil fired central heating & uPVC double glazed windows
- Nice size west facing rear garden with deck and side access
- Good decor throughout.
- Fibre Broadband available in the area.

Garden

Parking to the front for two cars. Side entrance to the rear garden which is West facing. Neat in size and easily maintained.



BER BER D1, BER No. 111863031

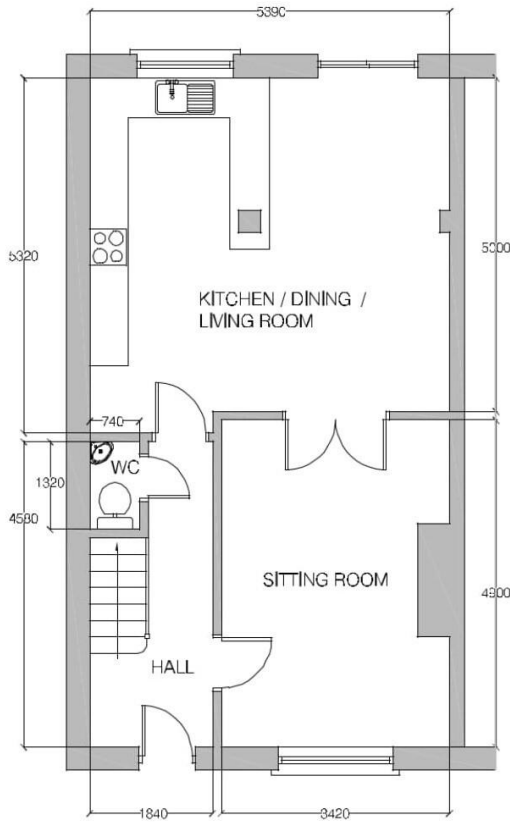
Directions

Please follow Elrcode E53 DR50.

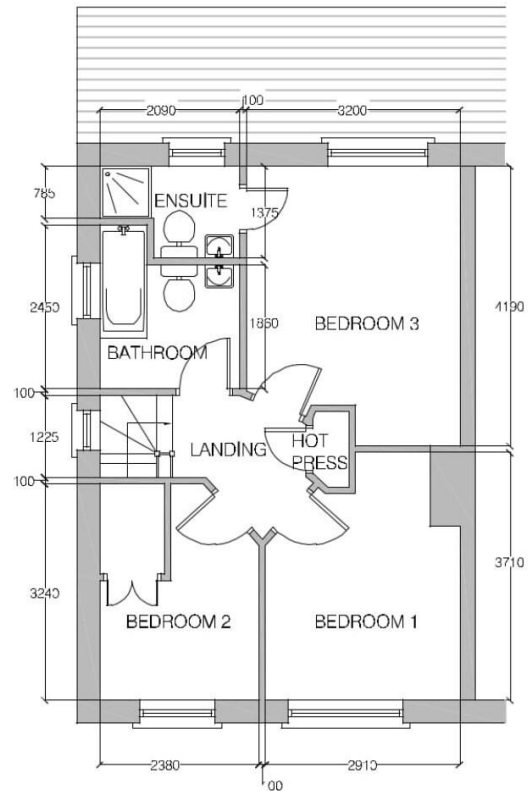








EXISTING GROUND FLOOR PLAN
 AREA - 54.06 sq.m.



EXISTING FIRST FLOOR PLAN
 AREA - 43.12 sq.m.



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