

For Sale

Asking Price: €265,000

Sherry
FitzGerald
Fogarty



Mount Heaton, Roscrea,
Co. Offaly. E53 TK50.

BER E2

sherryfitz.ie



Seldom is a property offered for sale in this location. This lovely bungalow at Mount Heaton is on approx. .56 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.

Built in approx. 1971 and extended over the years, accommodation extends to approx. 1,194 sq. ft. / 111 sq.m and includes an entrance hall, a sitting room, a living room, an extended kitchen come dining room, four 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.

There is a beautiful garden to the front and a long garden to one side of the house, as well as some useful sheds to the rear.

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)

Please call Julie Fogarty 0505 21192.



Accommodation

Entrance Hall 3.86m x 1.04m (12'8" x 3'5"):

Living Room 4.40m x 3.56m (14'5" x 11'8"):
Free standing stove

Kitchen 4.22m x 4.18m (13'10" x 13'9"):

Dining Room 3.16m x 3.25m (10'4" x 10'8"):
Open fireplace

Office/Sitting Room 3.57m x 2.87m (11'9" x 9'5"):
Open fireplace

Bedroom 1 3.30m x 3.26m (10'10" x 10'8"):
Built in Wardrobe

Bedroom 2 2.28m x 2.85m (7'6" x 9'4"):
Built in Wardrobe

Bedroom 3 3.92m x 3.53m (12'10" x 11'7"):
Built in Wardrobe

Bedroom 4 4.65m x 2.51m (15'3" x 8'3"):
Built in Wardrobe

Bathroom 2.51m x 1.49m (8'3" x 4'11"):
Separate shower and bath





Garden

Plenty of parking to the front of the house, and a lovely front lawn. To one side there is a second lawn, with plenty of shrubbery and maturity.

Directions

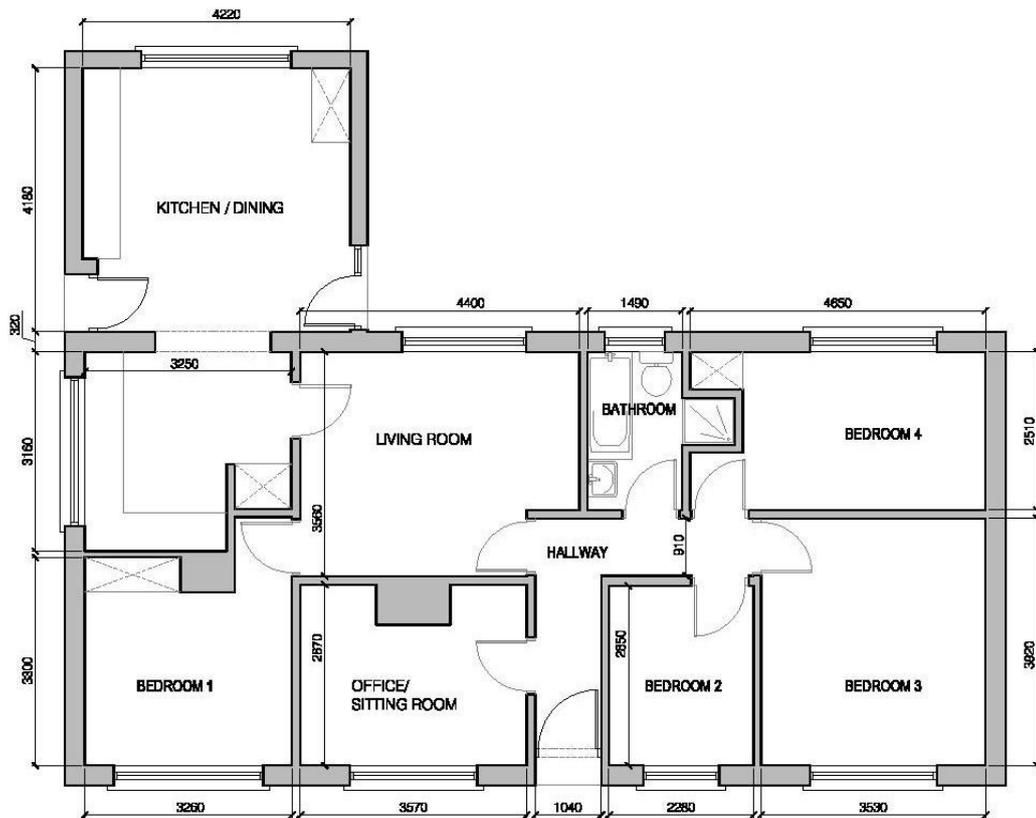
Please follow Eircode E53 TK50

Special Features & Services

- OFCH and solid fuel heating
- Mains water supply & septic tank drainage
- Large garden/paddock to the side of the property
- .56 acres site

BER BER E2, BER No. 118319771





GROUND FLOOR PLAN
AREA - 111.32 sq.m



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

sherryfitz.ie

MyHome.ie

Daft.ie

SOLICITOR
 Michael J Breen & Co
 Main Street
 Roscrea
 Co Tipperary

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