

# For Sale

Asking Price: €205,000

**Sherry  
FitzGerald**  
Fogarty



4 Moneen Court, Roscrea,  
Co Tipperary. E53 W251.

**BER** B3

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





4 Moneen Court, Roscrea, is a super house and is the ideal property for those who are ready to sit back and enjoy life, or someone seeking their first move onto the property ladder. Located in a quiet cul de sac, it is within minutes walking distance to the town centre and all amenities needed for day-to-day living. It has been well maintained throughout the years and is in great order throughout.

There is a great sense of comfort and ease in the house, and it is greatly enhanced by the beautiful back garden, a wonderful sunny space with a side entrance.

The kitchen cum dining room and sitting room are very generous in size, and there are three bedrooms and a bathroom upstairs.

Features include a porcelain tiled floor, solid wood floors, an understairs WC, a high level of insulation and excellent BER rating of B3. Oil fired central & a burglar alarm are installed, and the oil burner was replaced in recent years.

Viewing can be arranged with Julie Fogarty 0505 21192.



### Special Features & Services

- Private landscaped garden to the rear with side access.
- Off street car parking to the front
- Mains Services - water & sewerage.
- All carpets, curtains & blinds are included in the sale.
- Fibre broadband available.
- B3 BER rating.

### Accommodation

**Porch** Sliding patio doors  
Slate flooring

**Entrance Hall** 1.4m x 1.7m (4'7" x 5'7"): Solid wood flooring  
Dado rail and decorative cornice  
Alarm panel

### Hotpress

**Guest WC** WC & WHB. Beautifully tiled throughout.

**Sitting Room** 4.85m x 3.4m (15'11" x 11'2"): Solid wood flooring  
Dado Rail and decorative cornice  
Open fireplace with red brick surround and stove installed.  
Dimmer switch  
TV point

**Kitchen/Dining Room** 4.45m x 2.9m (14'7" x 9'6"): Ceramic tiled floor  
Fully range of units  
Plumbed for dishwasher & washing machine  
Electric cooker point and extractor  
Ceramic tiled splashback  
Sliding patio doors to beautiful rear garden

### FIRST FLOOR

**Landing** Carpet on landing.

**Bedroom 1** 4.22m x 2.79m (13'10" x 9'2"): Double room with built in wardrobes

**Bedroom 2** 2.49m x 3.48m (8'2" x 11'5"): Double room located to the rear of the house  
Velux roof lights

**Bathroom** 2.13m x 1.8m (7' x 5'11"): Ceramic tiled throughout  
BAth, WC, WHB & electric shower.

**Bedroom 3** Double room located to the rear of the house  
Velux roof lights

### Garden

Private and secluded rear garden. Side entrance.

**BER** BER B3, BER No. 104101092

### Directions

Please follow Eircode E53 W251.







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**NEGOTIATOR**

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

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

[MyHome.ie](http://MyHome.ie)

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

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