

# For Sale

Asking Price: €275,000

**Sherry  
FitzGerald**  
Fogarty



17 Shinrone Oaks, Shinrone,  
Birr, Co Offaly. R42 V206.

**BER C1**

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





No 17 Shinrone Oaks is a modern, detached & attractive three bedroomed bungalow, located in this quiet development just to the edge of Shinrone Village.

It has generous gardens, which are not overlooked, a tarmacadamed driveway and is in a very secure setting.

Built in 2003 the houses in Shinrone Oaks are well regarded and very sought after.

Decorated in a warm manner with a palette of colours, some hardwood flooring, timeless tiling, a wood burning stove, a new wet room fit out just two years ago, as well as an electric car charger installed, this home has so many advantages for all buyers.

Accommodation extends to a large reception room, a kitchen with large dining area, three bedrooms, two bathrooms and a utility room.

In total the house measures approx. 123 sq. mts/1324 sq. ft. The location adjoins the village of Shinrone. In total there are another twenty-five detached houses in this well-regarded estate. The village primary school, the large Community Centre & the modern Gala supermarket are all within walking distance. Shinrone is a lovely well-located village, almost equi-distant from both Roscrea and Birr (each a 7/8km drive).

The ideal vantage point to access both the Dublin to Limerick/Cork motorways and also the Birr to Tullamore & Athlone Primary Roads.

Please call Julie Fogarty 0505 21192.





## Accommodation

**Entrance Hall** 1.78m x 4.36m (5'10" x 14'4"):

**Sitting Room** 4.85m x 4.98m (15'11" x 16'4"):

**Kitchen cum Dining Room** 6.63m x 4.39m (21'9" x 14'5"):

**Utility Room** 2.87m x 2.02m (9'5" x 6'8"):

**Bedroom 1** 3.04m x 3.73m (10' x 12'3"):

**Bedroom 2** 3.53m x 3.04m (11'7" x 10'):

**En-Suite** 2.10m x 1.32m (6'11" x 4'4"):

**Bedroom 3** 3.57m x 3.37m (11'9" x 11'1"):

**Family Bathroom** 3.57m x 1.97m (11'9" x 6'6"):

## Garden

Tarmacadamed driveway with parking for four/five cars. Front & rear lawns, two useful sheds. Boundaries all in place.

Directions

Please follow eircode R42 V206.

## Special Features & Services

- Electric car charger installed.
- Oil fired central heating.
- Wood burning stove in sitting room.
- NBI broadband installed.
- Wheelchair accessible bathroom beautifully tiled.
- Electric Saver boost switch on heating controls
- Motion sensor light in hallway.
- Two useful sheds to rear.
- Tarmacadamed driveway and lawns.
- Mains water & mains sewerage installed.

**BER** BER C1, BER No. 104595509

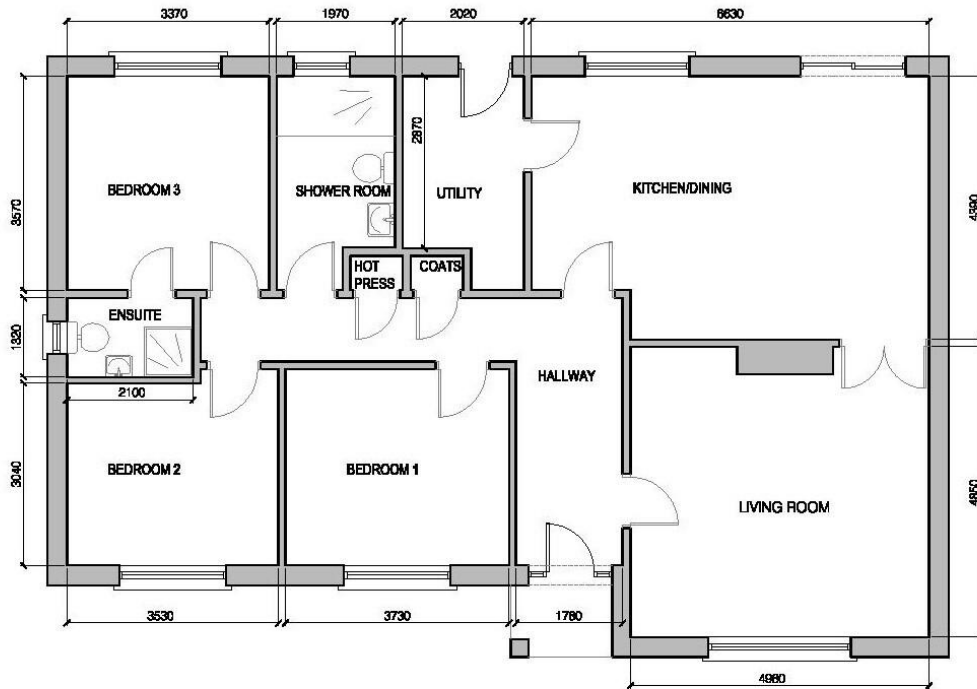












**GROUND FLOOR PLAN**  
 AREA - 123.31 sq.m



**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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