

# For Sale

Offers in excess of: €350,000

**Sherry  
FitzGerald**  
Fogarty



Montevideo Rd, Roscrea,  
Co Tipperary, E53 PW67

**BER D2**

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



This wonderful house is all about location, location, location. Montevideo Road is long established as such a great location to live at in Roscrea. It is just minutes' walk from all services and amenities in town centre, and is a long established quality neighbourhood.

This great home stands on a large site with lawns front & rear, a gritted driveway, large rooms, and the house is perfectly positioned on the site to allow extensions to each or any side if ever required.

Built in 1981 the floor area extends to approx. 163 sq. mts/ 1753 sq. ft. and it has a practical layout.

Accommodation comprises an entrance hallway, a sitting room, a dining room, a kitchen cum dining room, a utility room, and a guest WC with shower.

At first floor level there are four double bedrooms, and a family bathroom.

Ready for immediate occupation and with a little modernisation this can become the perfect family home. This is a house of choice to be cherished and enjoyed.

Viewings by arrangement with Julie Fogarty 0505 21192.



### Special Features & Services

- Mains water & mains sewerage connections.
- Solid teak doors, architraving, skirting and staircase.
- Stira attic stairs to large attic from the landing.
- Oil fired central heating & back boiler in the living room.
- The D1 BER rating can be improved with grant assistance through the SEAI schemes available to everyone.

### Accommodation

**Entrance Hall** 5.0m x 2.140m (16'5" x 7'): Ceramic tiled floor.

**Living Room** 4.23m x 4.07m (13'11" x 13'4"): Open fireplace.

**Sitting Room** 5.27m x 3.73m (17'3" x 12'3"): Open fireplace.

**Kitchen/Dining Room** 3.62m x 6.33m (11'11" x 20'9"): Vinyl wood flooring & teak kitchen units. Chimney breast located here should one require a stove/range cooker.

**Utility Room** 2.560m x 2.62m (8'5" x 8'7"): SSSU & door to back garden.

**Shower Room** 2.56m x .99m (8'5" x .324'10"): WC, WHB and shower.

### FIRST FLOOR

**Landing** 6.043m x 2.14m (19'10" x 7'):

**Bedroom 1** 5.01m x 3.73m (16'5" x 12'3"):

**Bedroom 2** 4.22m x 4.07m (13'10" x 13'4"):

**Bedroom 3** 3.63m x 3.76m (11'11" x 12'4"): Built in wardrobes.

**Bedroom 4** 2.84m x 3.736m (9'4" x 12'3"): Built in wardrobes.

**Bathroom** 1.7m x 2.45m (5'7" x 8'): WC, WHB and bath.

### Garden

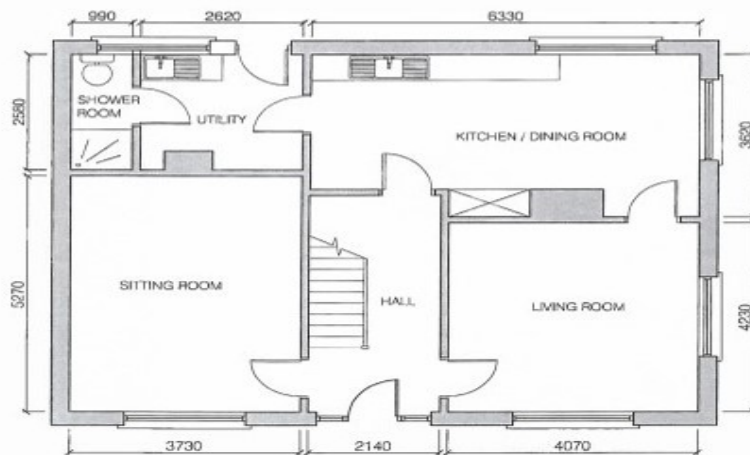
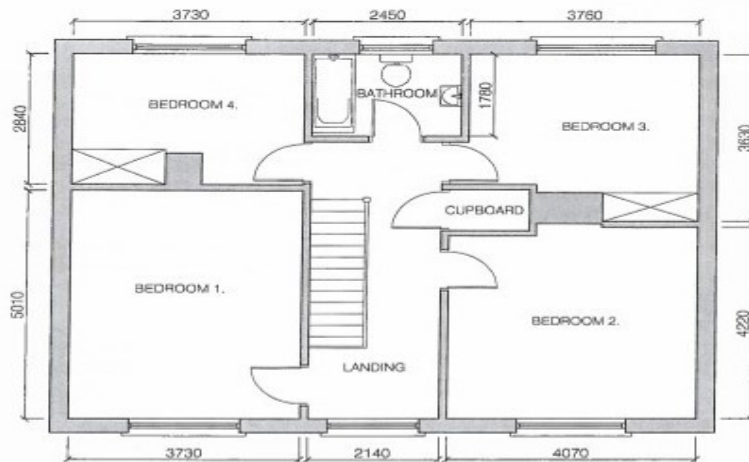
A super site with mature hedges and trees beautifully maintained to allow for privacy from the road. Lots of room to drive around the house or indeed extend it if required.

**BER** BER D2, BER No. 108853029

### Directions

Please follow Eircode E53 PW67.





**NEGOTIATOR**

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