

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
Fogarty



Newtown Guest, Cloughjordan,
Co. Tipperary. E53 NR28.

BER B3

sherryfitz.ie



Sherry Fitzgerald Fogarty are delighted to present a most impressive, detached family home extending to approximately 249 sq. mts / 2,680 sq. ft. designed around today's family lifestyle, with a detached garage on approximately 1.18 acres of grounds. This beautiful house has been built with great attention to detail and thoughtful design making the most of all space.

The location is scenic and restful with great views of the surrounding countryside in an elevated setting and within easy reach of Roscrea, Nenagh, and Portumna directions. It combines all the essential elements required for comfortable modern family living.

Built in 2007 this is a highly efficient home with a fantastic B3 BER rating confirming its high insulation level. It features a great layout including three ground floor bedrooms and bathrooms, great storage, a secure setting, and wonderful garden space. The living accommodation consists of two reception rooms and a super kitchen/dining/living room, ideal for entertaining. There are five large bedrooms, three at ground floor level and two upstairs. Three of these bedrooms are en suite, ideal for a growing family and a host of warm welcoming features sure to impress even the most discerning purchaser.

Outside there are generous grounds and a detached garage. Cars can access the back and front of the house.

Cloughjordan is a vibrant and interesting rural area, which is just three kms away. Commuting to Dublin city and its surrounding areas could not be easier.



Accommodation

Entrance Hall Radiator Cabinet

Kitchen / Dining Room / Living Range of light Oak fitted units.

Ceramic tiled floor.

Plumbed for dishwasher.

Single oven, electric hob with extractor.

Recessed lighting.

Solid fuel 12kw Druid stove.

Five windows with so much light and great views of garden.

Utility Room Plumbed washing machine and dryer.
Extra storage. Hot to linen press.

Family Room White marble open fireplace. Bay window to rear of house. Laminate flooring.

Bedroom 1

Bedroom 2

Bedroom 3 Bay window to back of house.
En-suite with power shower.

Ensuite shower room Power shower, heated towel rail, WC and WHB.

Landing Large bright landing.

Linen Store

Bedroom 4 Ensuite with power shower.

Walk in wardrobe

Ensuite shower room

Bedroom 5 En-suite shower room and walk in wardrobe.

En suite shower room





Garden

The house is approached along a gritted driveway from the road and is set on a wonderful 1.18-acre site. Lawns in place and ready for you to create your garden.

Directions

Please follow Eircode E53 NR28.

Special Features & Services

- 1.18-acre site with long driveway and gardens.
- Double glazed Upvc woodgrain windows.
- Oil fired and solid fuel central heating. 3 zones.
- Septic tank drainage.
- Mains water connection.
- E fibre broadband installed.
- Power shower in 3 en-suites and main bathroom.

BER BER B3, BER No. 11781545





NEGOTIATOR

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