

# For Sale

Asking Price: €275,000

Sherry  
FitzGerald  
Fogarty



Dún-an-Óir, Templemore Road,  
Roscrea, Co. Tipperary. E53 X316.

BER F

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



Sherry FitzGerald Fogarty are delighted to offer this fine detached bungalow for sale. Built in 1961 in such a well-chosen location, just to the edge of the town and within walking distance of all services and facilities.

Dún-an-Óir a much loved family home is deceptively spacious, with plenty of accommodation, including a clever attic conversion with two bedrooms and a shower room, and a stunning sun south facing conservatory flooding the house with light and warmth.

This is a deeply convenient bungalow that has a great practical layout internally and with some investment could now become your dream home. We believe this house will qualify for the SEAI upgrade grants subject to a buyer's application for same.

Accommodation comprises;

Ground Floor. An entrance hallway, a sitting room with open fireplace and French doors to the conservatory, a living room with stove, a kitchen, a back hall, three bedrooms and a bathroom.

There is a useful garage on site also which could convert to another room or additional bathrooms.

First Floor: Two additional bedrooms and a shower room.

The entire floor area is approx. 202 sq. mts/2,174 sq. ft.

Oil fired central heating & Upvc double glazing are installed, along with a mains water and a mains sewerage connection. In total the site measures approx. .14 of one hectare/.34 of one acre. Gardens are mature and well-established front & back with great privacy. A side entrance on both side of the house leads to the back garden.



## Accommodation

### GROUND FLOOR

**Entrance Hall** 1.65m x 5.40m (5'5" x 17'9"):

**Sitting Room** 3.87m x 4.29m (12'8" x 14'1"):

**Dining Room** 3.94m x 3.87m (12'11" x 12'8"):

**Conservatory** 7.56m x 2.15m (24'10" x 7'1"):

**Kitchen** 4.38m x 3.02m (14'4" x 9'11"):

**Utility Room** 2.77m x 2.48m (9'1" x 8'2"):

**Bathroom** 2.52m x 2.39m (8'3" x 7'10"):

**WC** .88m x 2.52m (.288'9" x 8'3"):

**Bedroom 1** 2.98m x 2.52m (9'9" x 8'3"):

**En-Suite Wet room** 2.90m x 2.52m (9'6" x 8'3"):

**Bedroom 2** 4.28m x 3.37m (14'1" x 11'1"):

**Bedroom 3** 3.37m x 3.43m (11'1" x 11'3"):

**Garage/Playroom** 3.03m x 7.55m (9'11" x 24'9"):

### FIRST FLOOR

**Landing** 3.09m x .90m (10'2" x .295'3"):

**Bedroom 4** 3.93m x 3.09m (12'11" x 10'2"):

**Bedroom 5** 3.85m x 3.09m (12'8" x 10'2"):

**Shower Room** 2.08m x 3.09m (6'10" x 10'2"):





### Garden

In total the site measures approx. .14 of one hectare/.34 of one acre. Gardens are mature and well-established front & back with great privacy. A side entrance on both side of the house leads to the lawned back garden.

### Directions

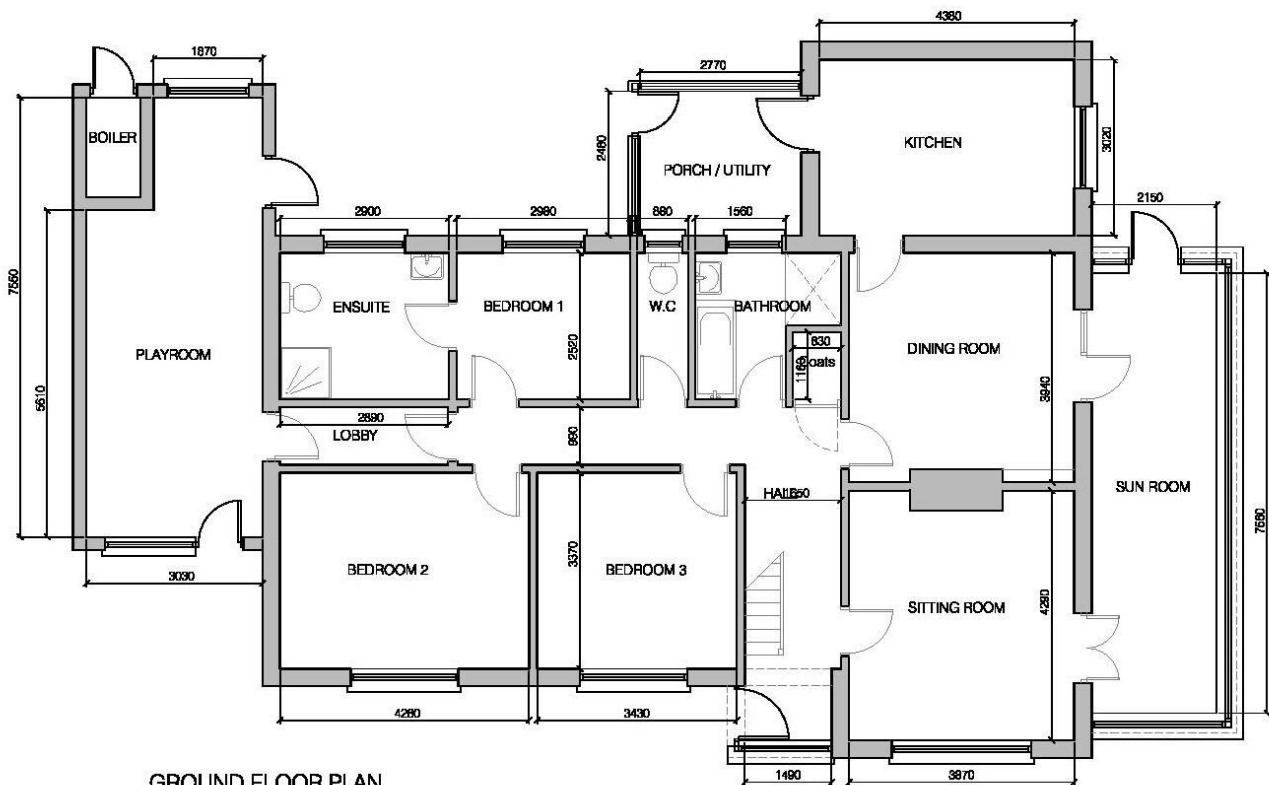
Please follow Eircode E53 X316.

### Special Features & Services

- Mains water and main sewerage connections.
- Oil fired central heating installed.
- Good quality Upvc windows & doors.
- Excellent layout with great use made of all space.
- Subject to application, this house should qualify for the SEAI upgrade grants.
- Wonderful gardens front and back. Good car parking space.
- High speed broadband available.

**BER** BER F, BER No. 117695403





**GROUND FLOOR PLAN**  
 AREA - 168.19 sq.m



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