

For Sale

Asking Price: €129,000

**Sherry
FitzGerald**
Fogarty



36 Railway View, Roscrea,
Co Tipperary. E53 TK66.



sherryfitz.ie



Only a short pleasant stroll from Main St., Roscrea. The houses at Railway View are the perfect investment opportunity for people seeking an income or an ideal starter home. They are also located so close to Roscrea Railway Station, with trains daily to Dublin and Limerick.

No 36 is well maintained and is offered for sale in good order, and it will qualify for the Vacant Home Refurbishment Grant. Accommodation comprises a sitting room, a kitchen cum dining room, a ground floor bedroom, a bathroom, and two bedrooms at first floor level. The house has had uPVC windows and doors installed, together with both oil fired and solid fuel central heating.

There is a utility area to the rear which houses the oil burner and oil tank and provides extra storage.

The long rear garden is a great amenity to the house and is very accessible. Please call Julie Fogarty 0505 21192.



Special Features & Services

- Oil fired central heating & solid fuel central heating.
- Mains water and sewerage connections.
- E fibre broadband available.
- Situated within walking distance of all services and amenities.
- Roscrea Railway Station just 100 metres away.
- This house will qualify for the Vacant Home Refurbishment Grant.

Accommodation

Entrance Hall 1.37m x 9.80m (4'6" x 32'2"):

Living Room 3.40m x 4.11m (11'2" x 13'6"):

Sitting Room 3.20m x 2.73m (10'6" x 8'11"):

Dining Room 3.74m x 2.280m (12'3" x 7'6"):

Kitchen 1.78m x 3.57m (5'10" x 11'9"):

Bathroom 2.04m x 2.28m (6'8" x 7'6"):

Boiler / Utility 2.79m x 2.20m (9'2" x 7'3"):

First Floor

Bedroom 1 2.80m x 4.06m (9'2" x 13'4"):

Bedroom 2 3.29m x 3.08m (10'10" x 10'1"):

Garden

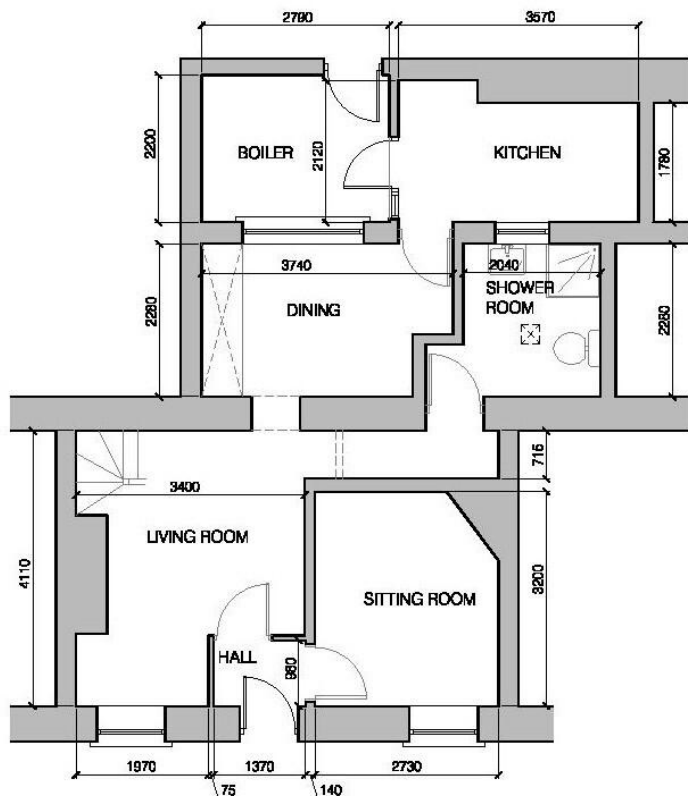
On street parking as well as a large rear garden with access.

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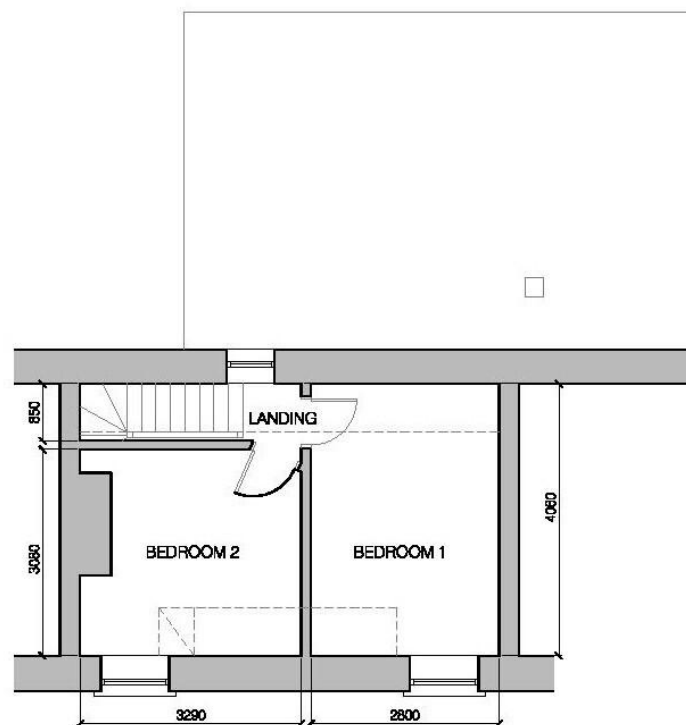
Directions

Please follow Eircode E53 TK66





GROUND FLOOR PLAN
AREA - 49.33 sq.m



FIRST FLOOR PLAN
AREA - 25.31 sq.m



NEGOTIATOR

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

sherryfitz.ie

MyHome.ie

Daft.ie

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