

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
Fogarty



The Arches, Birr Road, Shinrone,
Birr, Co. Offaly. R42 DW66.



sherryfitz.ie



The Arches is a large, detached & attractive four bedroomed bungalow, located just on the edge of Shinrone Village. It is easily distinguished by its three arches to the front facade and it is such an ideal location close to the village of Shinrone.

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

Built in 1984 on a .84-acre site, the house has ample room all round and a very large garage for storage.

The house was built at a time when rooms were more generous,

Accommodation comprises a kitchen with dining area, living room, sitting room, four bedrooms (one en-suite), two bathrooms and a utility room.

In total the house measures approx. 177 sq. mts/1,905 sq. ft. The location adjoins the village of Shinrone with the village primary school, large Community Centre & the modern Gala supermarket 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.



Accommodation

Entrance Hall 2.60m x 4.28m (8'6" x 14'1"):

Living Room 4.70m x 4.49m (15'5" x 14'9"):

Sitting Room 3.62m x 4.31m (11'11" x 14'2"):

Kitchen / Dining Room 6.05m x 4.41m (19'10" x 14'6"):

Lobby 2.87m x 1.67m (9'5" x 5'6"):

Bathroom 2.87m x 1.23m (9'5" x 4'):

Utility Room 5.31m x 3.97m (17'5" x 13'):

Boiler Room 1.67m x 1.20m (5'6" x 3'11"):

Main Bathroom 1.81m x 2.87m (5'11" x 9'5"):

Bedroom 1 4.35m x 3.13m (14'3" x 10'3"):

Bedroom 2 4.08m x 3.56m (13'5" x 11'8"):

Bedroom 3 4.09m x 3.60m (13'5" x 11'10"):

En-Suite 1.20m x 2.87m (3'11" x 9'5"):

Bedroom 4 3.04m x 2.87m (10' x 9'5"):





Garden

Super large site measuring approx. .84 of one acre. Great space for a growing family, with so much amenity to the property.

Directions

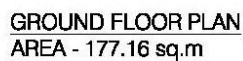
Please follow Eircode R42 DW66.

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Special Features & Services

- Main water and septic tank drainage.
- Garden is not overlooked by another property either from the front or the back aspects.
- Traditional solid block cavity wall construction, constructed in 1984.
- Oil fired central heating.
- Double glazed windows.
- Garden to the rear & large double garage.
- The house interior is neatly painted throughout, with a
- muted colour palette.





CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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