

# For Sale

Asking Price: €250,000

**Sherry  
FitzGerald**  
Fogarty



8 New Line, Roscrea,  
Co Tipperary. E53 A974.

**BER** E2

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





No 8 New Line, Roscrea, represents a rare opportunity to purchase one of these great houses. Built in approx. 19 at a time when houses and gardens were more generous, this wonderful house is now ready for you to put your touch to it. The floor area extends to approx. 204.16 sq mts/2,198 sq ft., an unexpectedly generous space with many possibilities.

It is all about location here being a short walk to town, to schools, churches and all services, as well as being a quiet and sought after location.

Subject to your application No 8 will qualify for the Vacant Home Refurbishment Grant and the SEAI grants.

Accommodation comprises an entrance hallway, a sitting room that interconnects with the kitchen/dining room, a conservatory, a utility room and a ground floor shower room. The house also connects to the garage which would be incorporated into the residential accommodation.

Upstairs there are three large bedrooms and a family bathroom.

Great parking to the front of the house with a tarmacadamed driveway and a super large south facing rear garden with plenty of scope for the avid gardener.

Viewing highly recommended, please call Julie Fogarty 0505 21192.



### Special Features & Services

- Eligible for Vacant Home Refurbishment grant.
- Well established, residential area with proven values.
- Mature gardens and plenty of off street parking.
- Close to all amenities and services.
- Mains water & mains sewerage connected.
- Oil fired central heating & uPVC double glazed windows.
- E fibre broadband available.

### Accommodation

**Entrance Hall** 1.99m x 3.74 (6'6" x 3.74):

**Living Room** 3.74m x 4.25m (12'3" x 13'11"):

**Kitchen Dining Room** 6.36m x 3.64m (20'10" x 11'11"):

**Sun room** 3.66m x 1.83m (12' x 6'):

**Utility Room** 1.56m x 1.67m (5'1" x 5'6"):

**Shower room** 1.67m x 2.2m (5'6" x 7'3"):

### FIRST FLOOR

**Bedroom 1** 4m x 3m (13'1" x 9'10"):

**Bedroom 2** 4.5m x 3.6m (14'9" x 11'10"):

**Bedroom 3** 2.7m x 2.8m (8'10" x 9'2"):

**Bathroom** 1.9m x 2.45m (6'3" x 8'):

### Garden

Great parking to the front of the house with a tarmacadamed driveway and a super large south facing rear garden with plenty of scope for the avid gardener.

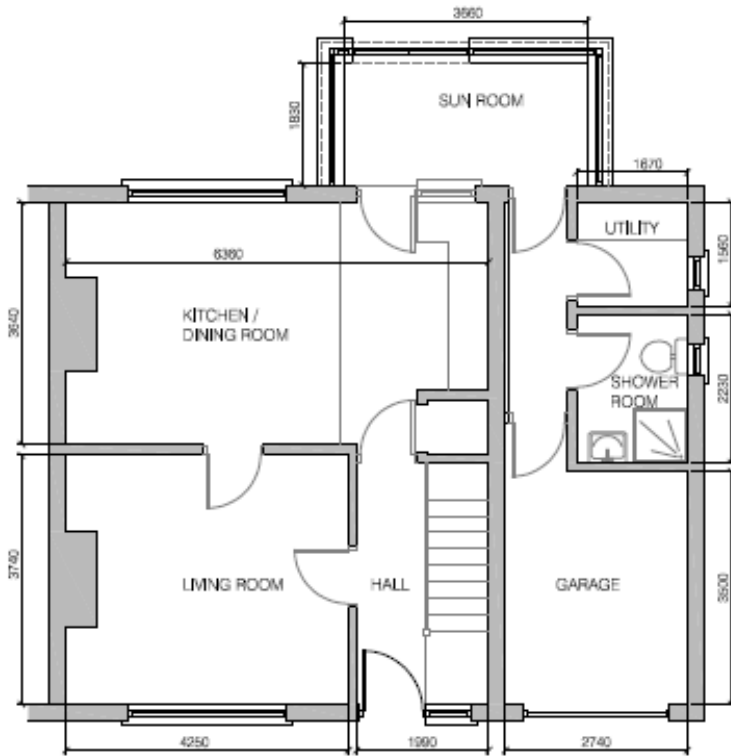
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### Directions

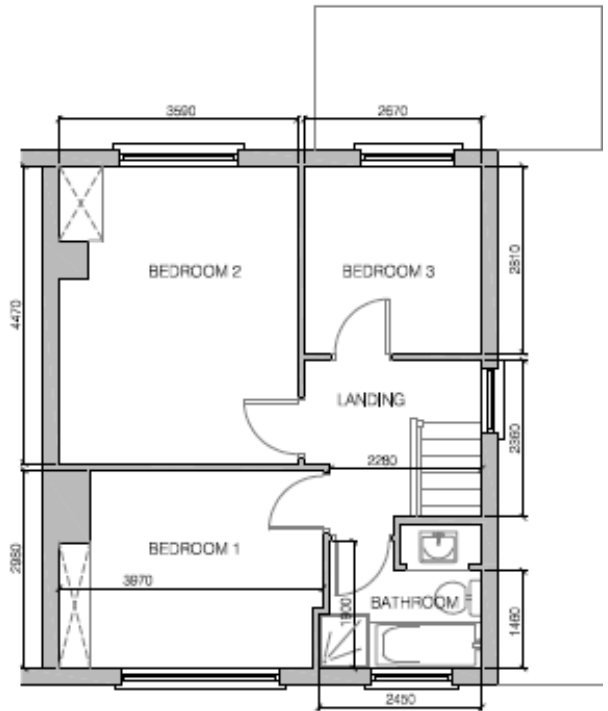
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**GROUND FLOOR PLAN**  
AREA - 204.16 sq.m



**FIRST FLOOR PLAN**  
AREA - 204.16 sq.m



**NEGOTIATOR**

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

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

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

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

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