

# For Sale

Asking Price: €199,000

**Sherry  
FitzGerald**  
Fogarty



26 Tullaskeagh Drive,  
Roscrea, Co Tipperary.  
E53 VR60.

**BER** C2

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



26 Tullaskeagh Drive is a fine three bedroomed house that was built in 2006. This is a very well cared for house with no outlay required.

Offered for sale in great condition, the accommodation comprises an entrance hallway, a sitting room, a guest WC, kitchen cum dining room, three bedrooms, one en suite and a family bathroom.

All decor and finishes are in great order and this house is ready for immediate occupation. It is an ideal first-time buyer's home or investment property.

There is a nice sized front garden and space to one side to extend the house or build a garage, subject to necessary planning permission should one need it.

The rear garden is south facing catching the best of sunlight.

The location has been very popular with many homeowners and investors. It is just one minutes' drive from the N7, and there is a pedestrian access to the Templemore Rd, which is on the doorstep of the Convent Primary School and very conveniently the Topaz Service Station and shop.

There is a state of the art Childcare facility in the Estate which is a great support to all families.





### Special Features & Services

- Fibre broadband available.
- Pine panelled doors and pine staircase.
- Space to one side for a garage/home extension if required and subject to planning permission.
- Large south facing and level rear garden with side entrance.
- Wired for burglar alarm
- Mains water & mains sewerage connections.
- Oil fired central heating & Upvc double glazed.

### Accommodation

**Entrance Hall** 1.7m x 5.6m (5'7" x 18'4"):

**Guest W.C. & Wash Hand Basin** 1.0m x 1.0m (3'3" x 3'3"):

**Sitting Room** 4.5m x 4.0m (14'9" x 13'1"):

**Kitchen** 3.4m x 1.6m (11'2" x 5'3"):

**Dining Area** 3.8m x 3.6m (12'6" x 11'10"):

**Landing** 3.3m x 2.4m (10'10" x 7'10"):

**Bedroom 1** 3.6m x 2.8m (11'10" x 9'2"):

**Bedroom 2** 2.6m x 2.8m (8'6" x 9'2"):

**Bedroom 3** 4.0m x 3.6m (13'1" x 11'10"):

**En-Suite** 2.1m x 1.0m (6'11" x 3'3"):

**Family Bathroom** 2m x 2.5m (6'7" x 8'2"):

### Garden

Good sized front garden with side access to sunny rear lawn.  
Garden shed included in sale.

**BER** BER C2, BER No. 116468091

### Directions

Please follow Eircode E53 VR60.





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**NEGOTIATOR**

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