

For Sale

Asking Price: €385,000

**Sherry
FitzGerald**
Fogarty



Gloster, Brosna, Birr,
Co.Offaly, R42 XF68

BER C2

sherryfitz.ie



A fine detached dormer bungalow, built originally in 1980 and upgraded and extended since to the highest standards. This super family home stands on approx. a one-acre site, with gardens and a large commercial garage suited to agricultural or business use. (There is also the option to purchase the adjoining 8 acres of fertile pastureland separately and in addition to this asking price.)

This stunning home can accommodate six bedrooms if required or can easily divide into two independent homes, providing a granny flat or an income under the "rent a room" scheme.

The current owners have taken great care of and pride in their lovely home, and there are absolutely no repairs required.

Finishes include Amtico flooring, marble tiles, an oil-fired Rayburn cooker, teak doors, marble fireplace, high security systems, built in wardrobes in each room, a C2 BER rating & wonderful gardens.

The total floor area of the house is approx. 2150 sq. ft. and accommodation extends to

A large modern commercial garage (40m x 70m) and yard with separate entrance, full planning permission, is located



Accommodation

Entrance Hall 2m x 3.89m (6'7" x 12'9"):

Lounge 4.35m x 5.5m (14'3" x 18'1"):

Dining Room 4.45m x 5.02m (14'7" x 16'6"):

Kitchen /Diner 3.31m x 6.77m (10'10" x 22'3"):

Utility Room 1.5m x 2.38m (4'11" x 7'10"):

Hall to bedrooms 1.03m x 7.26m (3'5" x 23'10"):

Bedroom 1 3.27m x 3.28m (10'9" x 10'9"):

Ensuite 1m x 2.25m (3'3" x 7'5"):

Bedroom 2 3.3m x 3.95m (10'10" x 13'):

Bedroom 3 3.05m x 3.68m (10' x 12'1"):

Bedroom 4 3.04m x 3.13m (10' x 10'3"):

Bathroom 2.65m x 3.29m (8'8" x 10'10"):

UPSTAIRS

Landing 2.18m x 2.44m (7'2" x 8'):

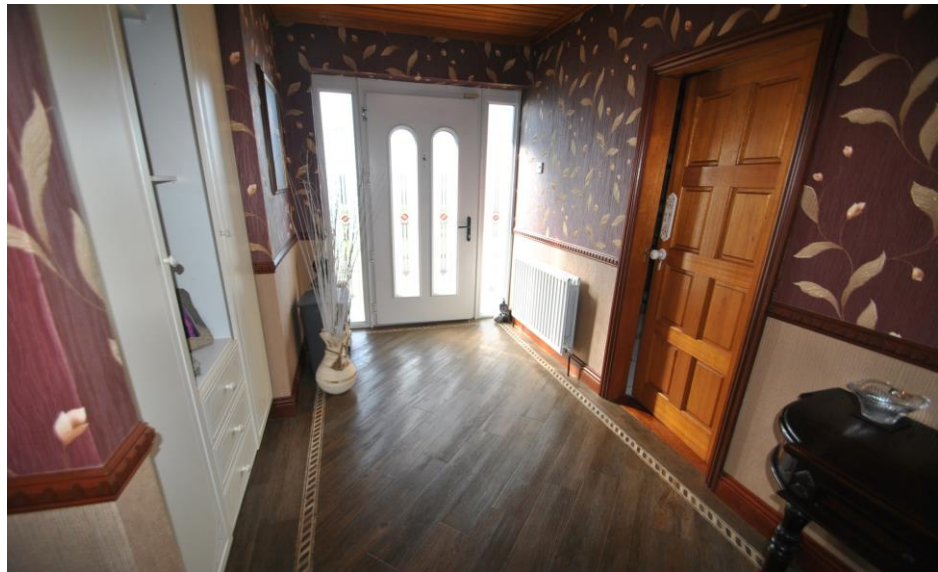
Bedroom 5 3.89m x 5.58m (12'9" x 18'4"):

Bedroom 6 3.16m x 3.38m (10'4" x 11'1"):

Bathroom 2.36m x 3.57m (7'9" x 11'9"): Full tiled with WC, WHB in vanity storage unit, large corner bath and shower cubicle with pump shower.

Outside Set well back from the road on an elevated site secured by electric gates, the front of the property is accessed by a long driveway which leads to a large parking apron for a number of vehicles. Surrounded by a low wall the front garden is flood lit and is predominantly in lawn with flood lit elevated flower beds, feature stone walls and fountains, and a large patio area, ideal for entertaining outside. There is a small garage (3.11m x 3.75m) which is currently used as a utility room.

Commerical Garage A large commercial garage/shed, with seperate access, extending to approx. 280.sq. mt provides an extensive space which would be ideal for those looking to run a business from home (currently operating as a mechanics business) or for those simply looking for extra storage space. There is room and a small mezzanine area overhead contained within the space alongside electric roller shutters. There are approx. 8 acres of good agricultural land surrounding the property also.





Garden

Special Features & Services

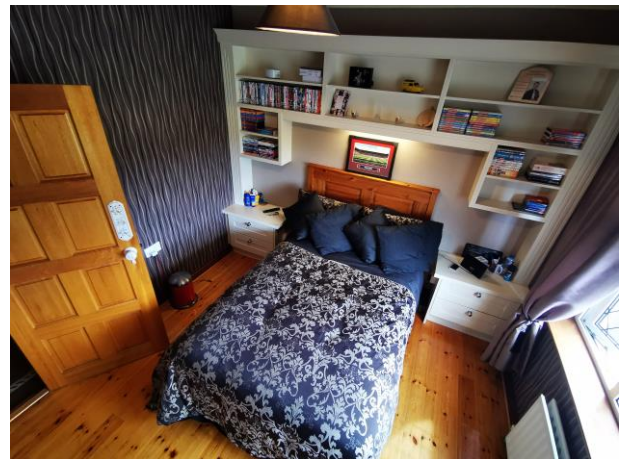
- Amtica flooring, marble tiles, oil fired Rayburn cooker, teak doors, marble fireplace, high security systems, built in wardrobes & wonderful gardens.
- Oil fired central heating & double glazing throughout
- Fully alarmed, CCTV & intercom system & electric gates.
- Large spacious gardens and yard.
- Detached commercial garage (40 x 70) with separate access.
- Approx. 8 acres of good agricultural land also available to purchase separately.
- Accommodation extends to approx. 2,150 sq. ft.

BER BER C2, BER No. 103555124



Directions

Please follow Eircode R42 XF68.





NEGOTIATOR

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

sherryfitz.ie

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.
PSRA Registration No. 002679