

# For Sale

Asking Price: €275,000

**Sherry  
FitzGerald**  
Fogarty



Greenlawn, Ashbury, Roscrea,  
Co. Tipperary. E53 ED60.

**BER** F

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



Super three bedroomed detached bungalow situated on a local road connecting Ashbury to Benamore. This lovely home offers many possibilities particularly with its large garden extending to approx. .47 of one hectare/ 1.16 acres.

Built in originally in the 1950's this house has been extended and so well maintained over the years. Very importantly we believe this house will meet the criteria for the Vacant Home Refurbishment Grant, which would be a great help with all upgrades.

Features include all rooms at ground floor level, a large extended kitchen, a wheelchair adapted en suite, both oil and solid fuel central heating and a wonderful large garden with side access for plenty of parking and perhaps a second site subject to the required planning permission being granted. This is a great location within walking distance of the town centre.

Accommodation in brief: Entrance Hall with glazed porch, sitting room with large wood burning stove, kitchen/dining room, three bedrooms, one ensuite and a bathroom.

Oil fired central heating is installed and there is a large wood burning stove in the sitting room for added heart in the home. The decor is perfectly maintained and this house is ready to occupy.

Located close to all amenities of Roscrea town, along with being within close proximity to the M7 (Dublin/Limerick) motorway. Also within walking distance of the local Railway Station.

The wonderful rear garden makes all the difference to the house and is a great plus for the avid gardener. It is well established with plenty of maturity, and the adjoining paddock is a great advantage.

Please call Julie Fogarty, Sherry FitzGerald Fogarty. 0505 21192



## Special Features & Services

- Phonewatch security system installed.
- Oil fired central heating & solid fuel central heating.
- 1.16-acre site with potential for a possible second site subject to the necessary planning permission.
- Beautiful tranquil gardens.
- Meets criteria for Vacant Home Refurb Grant.
- Septic tank drainage and mains water connection.
- Perfect decor and two new bathrooms.

## Accommodation

**Front Porch** 2.28m x 2.50m (7'6" x 8'2"):

**Kitchen** 4.83m x 3.90m (15'10" x 12'10"):

**Sitting Room** 5.35m x 4.48m (17'7" x 14'8"):

**Hallway** 0.93m x 5.78m (3'1" x 19"):

**Bedroom 1** 3.06m x 3.77m (10' x 12'4"):

**Bathroom** 1.56m x 3.38m (5'1" x 11'1"):

**Bedroom 2** 3.26m x 3.38m (10'8" x 11'1"):

**Master Bedroom/3** 5.34m x 4.52m (17'6" x 14'10"):

**En-Suite wetroom** 2.12m x 2.58m (6'11" x 8'6"):

## Garden

This wonderful large site has two entrances, beautiful gardens, plenty of parking and a paddock that may suit a site, subject to planning permission.

**BER** BER F, BER No. 102700457

## Directions

Please follow Eircode E53 ED60.





---

**NEGOTIATOR**

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

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

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

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