

For Sale

Asking Price: €355,000

**Sherry
FitzGerald**
Fogarty



5 Church View, Convent Hill,
Roscrea. E53 R293.

BER C2

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No 5 Church View is such a beautiful house, situated in a select development of just nine homes. So well chosen by it's current owners it is a perfectly maintained, tastefully presented, ideal family home in a secure and well regarded location. It is so perfect just ten minutes' walk from the town centre, and so convenient to shops, churches, motorways and public transport.

Built in 2004 it has a floor area of approx. 162.4 sq. mts./1,759 sq. ft. and is now presented for sale with absolutely no outlay required.

Accommodation comprises an entrance hallway, a sitting room with double doors to the spacious open plan kitchen/dining room, a utility room, a beautiful conservatory and the essential ground floor bedroom with large ensuite bathroom.

At first floor level there are three double bedrooms, the master is again en suite as well as a walk-in wardrobe, and a separate family bathroom.

This beautiful home features finishes such as Birch flooring, an insert stove, a Maple fitted kitchen which was custom designed and hand built, a sunny conservatory with direct access to the garden, fibre broadband, an essential ground floor bedroom with en suite, and a sunny manicured West facing back garden. All rooms are in perfect decorative order, and the same applies to the gardens and house exterior.

Roscrea offers great sports clubs and leisure facilities, the best choice of schools in the region, public transport with trains and bus services, and an amazing road network to Dublin and Limerick.



Accommodation

Entrance Hall 4.96m x 1.76m (16'3" x 5'9"): Birch flooring throughout the ground floor.

Sitting Room 4.96m x 3.53m (16'3" x 11'7"): Cream stone fireplace with Arrow stove fitted. Wall light. Tilt & turn windows.

Kitchen / Dining Room 7.32m x 3.97m (24' x 13'): Stunning open plan arrangement. Bespoke Maple kitchen units with larder, island unit with gas hob fitted (piped to the outside shed) & overhead extraction, integrated dishwasher & larder fridge.

Guest WC 1.4m x .8.-m (4'7" x .8.-m): Understairs WC & WHB.

Conservatory 3.65m x 3.59m (12' x 11'9"): Wonderful bright room over looking the garden with glazing all around and a tiled roof. French doors to the garden. Birch flooring.

Utility Room 3.97m x 1.86m (13' x 6'1"): More storage units, shelving and SSSU. Washing machine plumbed here & vented dryer. Door to rear garden.

Bedroom 1 4.13m x 3.57m (13'7" x 11'9"): Terrific ground floor bedroom which could double as a playroom or a home office. Bay window

En-Suite 3.57m x 1.26m (11'9" x 4'2"): Electric shower unit with large enclosure. WC & WHB. Timeless tiling.

FIRST FLOOR

Landing 2.42m x 3m (7'11" x 9'10"): Spacious wrap around balcony, Hot press located here. Velux rooflight.

Bedroom 2 4.32m x 3.28m (14'2" x 10'9"): Large bedroom situated to the front of the house. Remote controlled blinds.

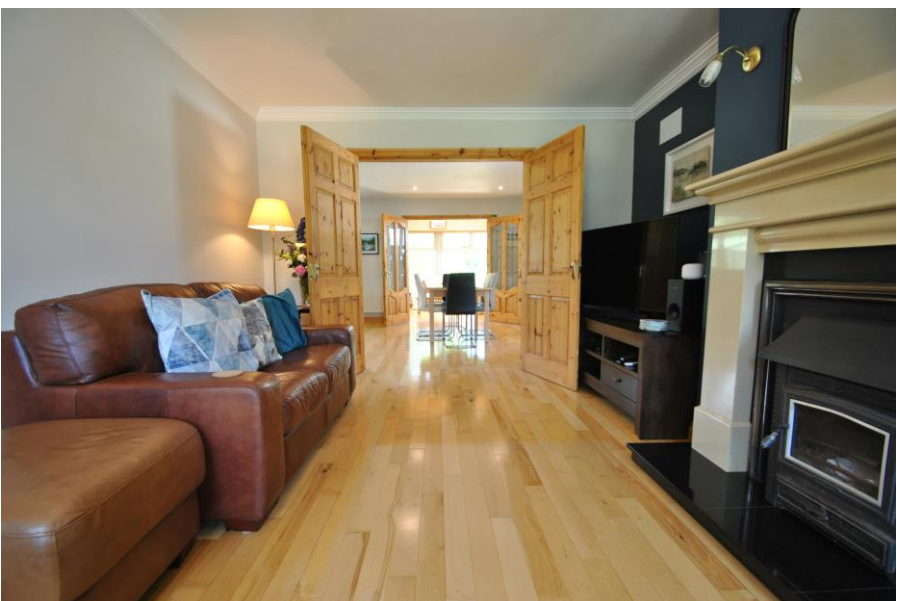
En-Suite 2.24m x 1.91m (7'4" x 6'3"): Pumped mains shower, WC & WHB.

Walk in Wardrobe 2.24m x 1.23m (7'4" x 4'): With shelving and hanging rails.

Bedroom 3 3.28m x 3.10m (10'9" x 10'2"): Sliderobes installed. Access point to the floored eaves for possible additional storage.

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Family Bathroom 2.42m x 2.3m (7'11" x 7'7"): Bath, WC & WHB. Velux roof light and timeless cream ceramic tiling.





Garden

Neat front garden with adequate parking for three cars. Stunning sheltered oasis-like rear garden with west facing aspect, select & mature planting, garden shed, & privacy belying its town location.

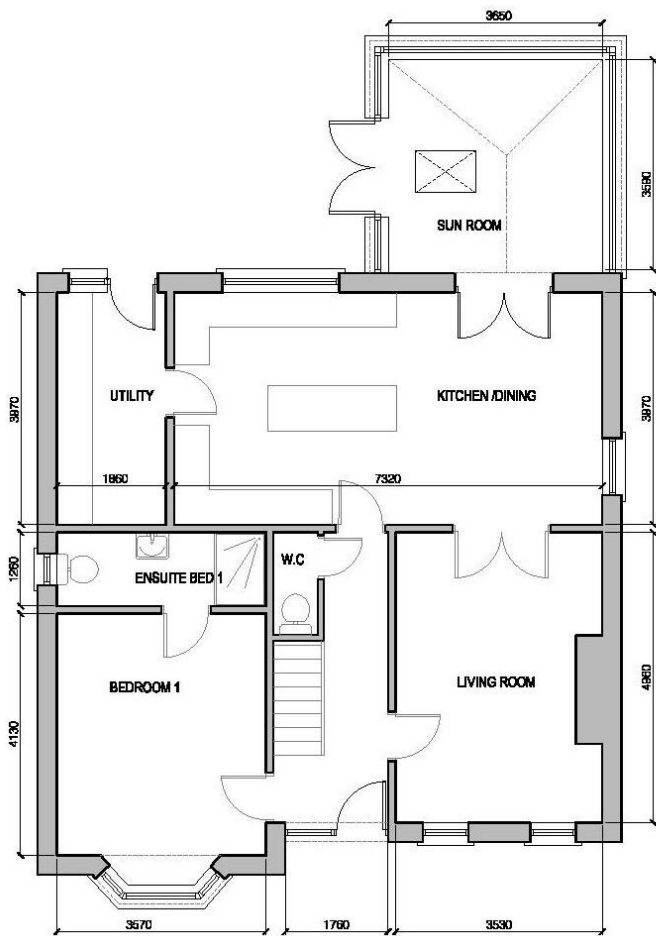
Directions

Please follow Eircode E53 R293.

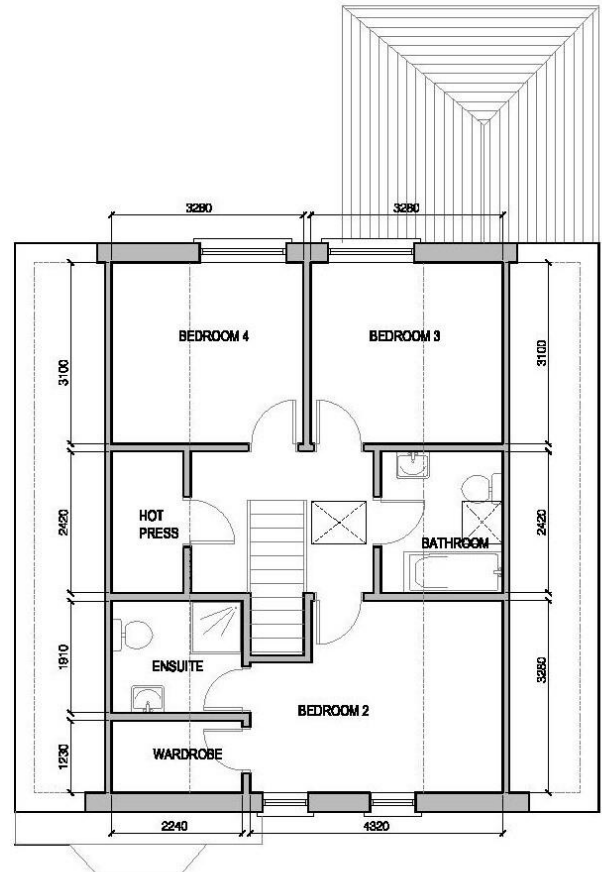
Special Features & Services

- Warm and bright Birch flooring throughout most of the ground floor.
- Water softener installed. (located in garden shed)
- 100 mbs efibre connected. Fibre broadband available also.
- Arrow wood burning stove fitted in the sitting room.
- West facing rear garden.
- Steel shed with ESB connected included in the sale. (10 x 10)
- Vehicular access to one side of the house and pedestrian access to the other. Both secured with teak gates, providing security & privacy.
- Clever sheltered storage for bikes, etc. to one side.
- Tarmacadam driveway to the front and extending from the side of the house to the rear shed.
- Active residents association evidenced by landscaping and perfect maintenance throughout the development.
- Attic and eaves areas substantially floored for storage and lights installed in these areas.
- Large south facing roof ideal for installation of solar panels if required.





GROUND FLOOR PLAN
AREA - 101.74 sq.m



FIRST FLOOR PLAN
AREA - 60.61 sq.m



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