

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
Fogarty



Ballytarsna, Pike Of Rushall,
Portlaoise, Co. Laois. R32 X4F4.

BER C3

sherryfitz.ie



Sherry FitzGerald Fogarty are delighted to offer this wonderful four bedroomed detached house on approx. .86 of an acre.

It is so perfectly located in this Midlands region, close to Portlaoise & Mountrath, commutable to Dublin, ten minutes from Ballybrophy Railway Station and minutes' drive to junction 21 on the M7.

This house was constructed in 1980 and measures approximately 177.5 sq. mts / 1,911 sq. ft.

Accommodation is practical and generous. It is laid out in an entrance hall, a sitting room, a living room, a kitchen, a dining room and utility room along with a downstairs bathroom.

The first-floor accommodation consists of four bedrooms one of which is en-suite and also a family bathroom.

With some creativity and investment, the very substantial and well located home could transform into your dream home.

Outside is a large garden to both the front and back of the house with mature shrubbery and a patio area. A useful wooden shed is included in the sale.

Oil fired central heating is installed, This house has a C3 BER rating. Great Broadband connectivity is available to the house allowing work from home coupled with ease of commute. Transport options could not be better with a bus service locally, access to the M7 & Ballybrophy Railway Station being only 10 minutes' drive away.

The local Primary school is also less than a 5-minute drive at Pike of Rushall, and Mountrath Community School is ten minutes' drive also.

Please call Julie Fogarty 0505 21192.



Accommodation

Entrance Hall 5.62m x 2.09m (18'5" x 6'10"): Glazed front porch. Teak staircase to first floor.

Sitting Room 3.30m x 3.92m (10'10" x 12'10"): Marble fireplace. Two built in display cabinets. Decorative wall lights.

Living Room 4.53m x 3.64m (14'10" x 11'11"): Mahogany fireplace with tiled cast iron insert stove. Oak corner unit.

Dining Room 3.63m x 3.64m (11'11" x 11'11"):

Kitchen 4.09m x 6.13m (13'5" x 20'1"): Oak fitted kitchen. Tirolia solid fuel cooker. Hotpress located just off kitchen with new cylinder and immersion. Plumbed dishwasher.

Utility Room 3.66m x 2.70m (12' x 8'10"): Great large space. Plumbed dryer and washing machine.

Guest WC/Bathroom 2.64m x 1.35m (8'8" x 4'5"): WC, WHB & shower.

First Floor

Landing 5.57m x 2.09m (18'3" x 6'10"):

Bedroom 4 2.98m x 2.95m (9'9" x 9'8"): Overlooking rear garden and countryside.

Bedroom 3 3.91m x 3.87m (12'10" x 12'8"): Wall to wall built in wardrobe and vanity unit.

Bathroom 2.72m x 1.81m (8'11" x 5'11"): Built in W/C and WHB.

Bedroom 2 3.54m x 3.91m (11'7" x 12'10"): Wall to wall built in wardrobe and vanity unit.

Bedroom 1 3.64m x 4.52m (11'11" x 14'10"): En-Suite Bedroom. Carpet floor. Overlooking front garden.

En-Suite 2.33m (7'8"): Shower W/C and WHB.

Balcony





Garden

Large site with graveled drive approaching the house. Great parking space. Lawns front and rear with mature trees.

Directions

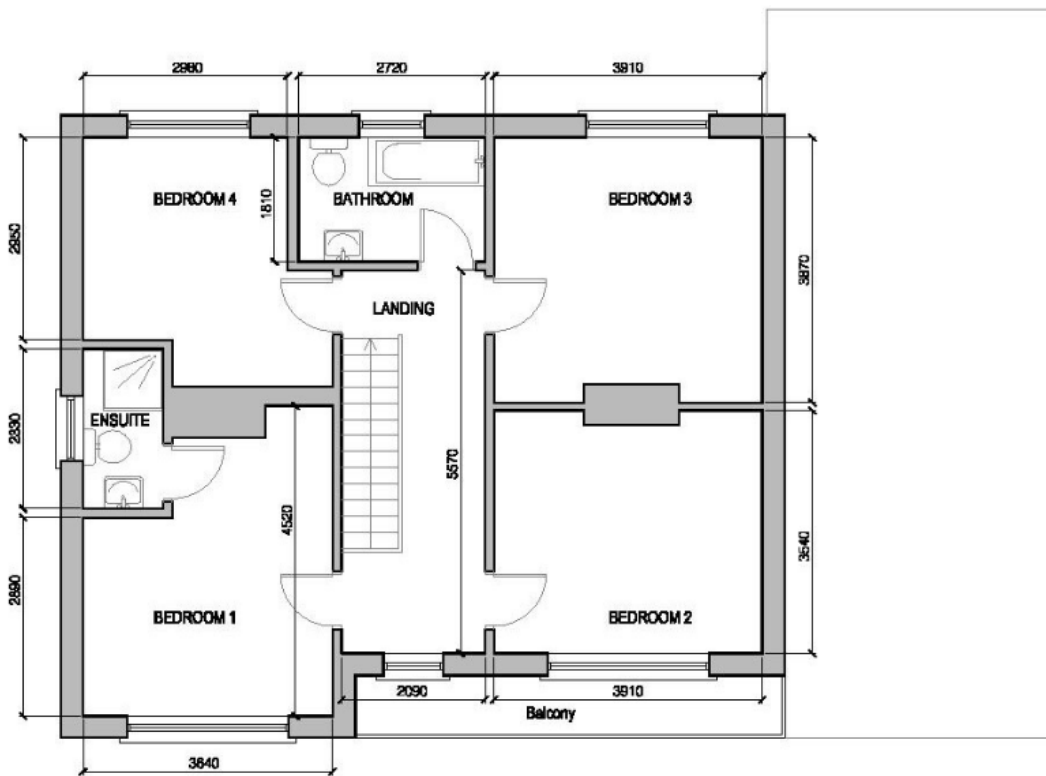
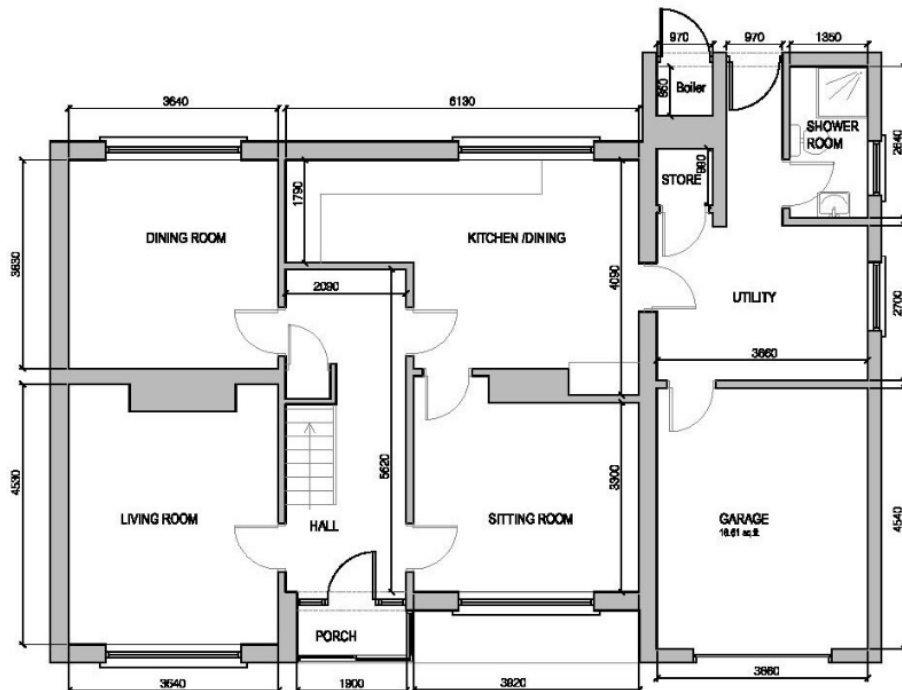
Please follow Eircode R32 X4F4

Special Features & Services

- Balcony terrace to the front of the house.
- Garage interconnects with house.
- Teak doors and Teak staircase.
- Private well water.
- Septic tank drainage.
- Woodgrain Windows.
- Oil fired central heating.

BER BER C3, BER No. 109237669





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