

# For Sale

Asking Price: €245,000

**Sherry  
FitzGerald**  
Fogarty



Scart, Roscrea,  
Co Tipperary. E53 K029.



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



Sherry FitzGerald Fogarty are delighted to offer this this wonderful detached bungalow for sale. It stands on approx. .54 of one acre, and is so well located. Built originally in approx. 1955, the house has been well cared for over the years.

It is perfectly positioned surrounded by lovely countryside, convenient to Corville NS, the M7, and still is just two kms from Roscrea town centre.

The comfortable rooms extend to approximately 173 sq. mts (1,861 sq. ft.) and is laid out as follows. An entrance hallway, a sitting room, a living room, a large kitchen/dining room, a utility room, a snug/study, four bedrooms and two bathrooms.

The attic has been converted to additional storage rooms and access is by means of a Stira attic stairs.

Outside there great parking for cars as well as additional storage space in the garage and rear store.

Oil fired central heating is installed and all windows are double glazed.

We are of the opinion that this house can be considered for the new refurbishment grants and SEAI upgrade grants, subject to your application.

Viewings recommended. Please call Julie Fogarty 0505 21192.





## Accommodation

### Porch

**Sitting Room** 4.62m x 3.95m (15'2" x 13'):

**Snug** 2.98m x 4.94m (9'9" x 16'2"):

**Utility Room** 2.54m x 1.91m (8'4" x 6'3"):

**Kitchen/Dining Room** 6.73m x 3.47m (22'1" x 11'5"):

### Lobby

**Store** 1.98m x 1.75m (6'6" x 5'9"):

**WC** .73m x 1.75m (.239'6" x 5'9"):

**Bedroom 4** 3.76m x 2.56m (12'4" x 8'5"):

**Living Room** 4.32m x 4.65m (14'2" x 15'3"):

**Bedroom 1** 3.95m x 4.65m (13' x 15'3"):

**Bedroom 2** 3.94m x 3.40m (12'11" x 11'2"):

**Bedroom 3** 3.42m x 4.16m (11'3" x 13'8"):

**Bathroom** 2.10m x 2.00m (6'11" x 6'7"):

## Directions

Please follow Eircode E53 K029

## Special Features & Services

OFCH

Stanley Cooker installed in Kitchen

On site septic tank

Vehicular access to rear lawn from side entrance

Large garage connected to the house.

Built in Sauna in Lobby

Also large shed at the rear of the property

**BER** BER F, BER No. 116508516

## Garden

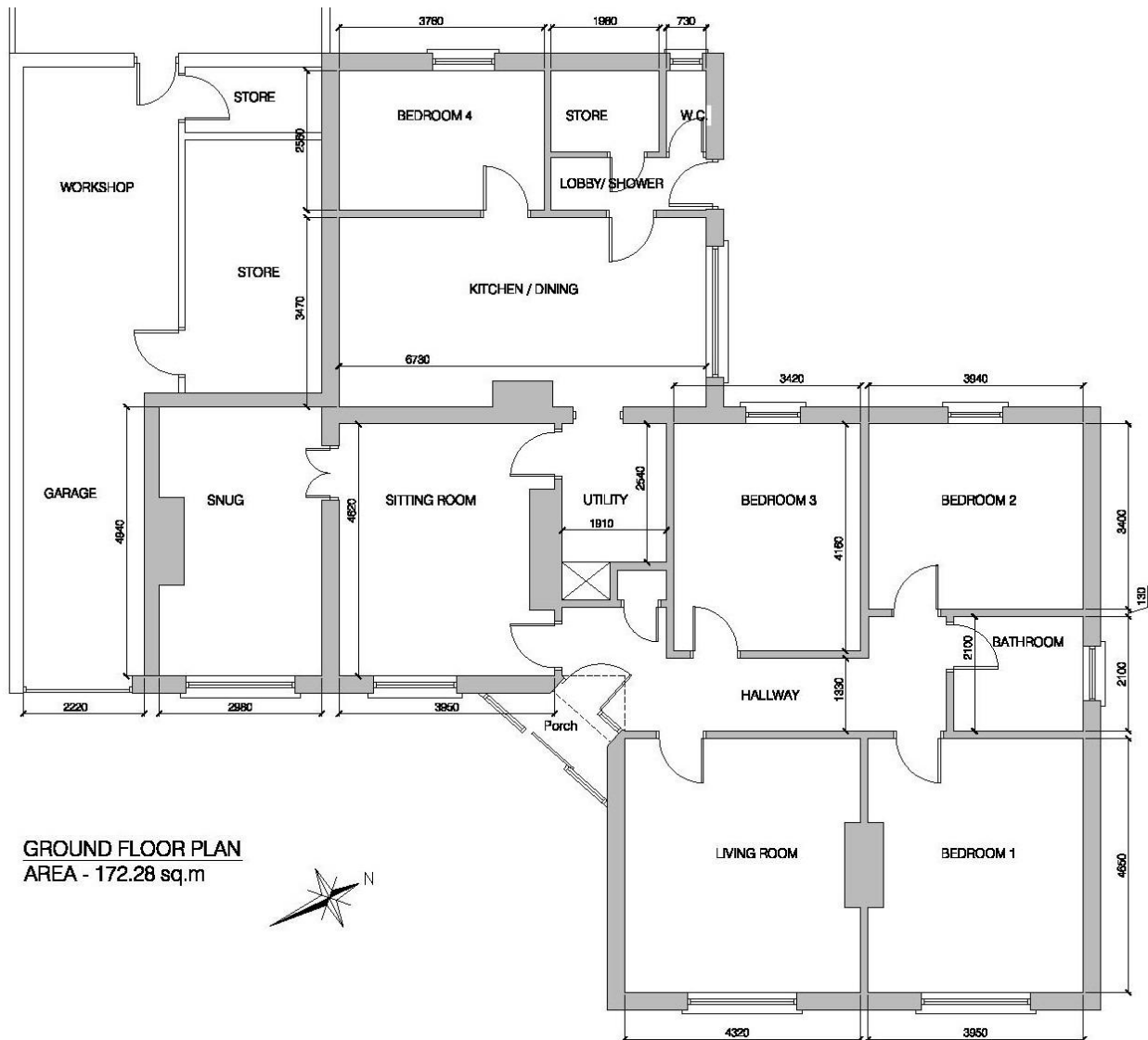
Great parking space to the front of the house. The garden has its own separate entrance. Lovely old fruit trees planted & lawns. Outside buildings for pets and storage.











### NEGOTIATOR

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