

For Sale

Asking Price: €129,000

**Sherry
FitzGerald**
Fogarty



95 Assumption Park, Roscrea,
Co. Tipperary. E53 H299



sherryfitz.ie



The houses in Assumption Park are renowned and trusted for being well constructed. No 95 is a mid-terrace house which has been up graded since it's construction. Presented now as a great family home or an investment opportunity. It has a west facing aspect, some lovely finishes including oak doors and architrave, semi solid wood flooring, mirrored slide robes, oil fired central heating with a seven-day heating timer, and up graded insulation all round.

This is a comfortable and very well cared for home. The location is an easy walk to Main St and all services. Accommodation comprises entrance hallway, sitting room, kitchen, bathroom, and three bedrooms. The enclosed rear garden has vehicular access and two great tool or fuel stores. There is also a small outside utility room plumbed for the washing machine and dryer. Both the front and rear gardens are a good size with plenty of room to extend the house if you desire, and secure play areas for children. Viewing highly recommended.



Special Features & Services

- Large rear and front gardens
- Mains water and mains sewerage connection.
- Oil fired central heating with digital timer & windows are all white PVC framed and double glazed.
- Burglar alarm system installed.
- Useful garage to rear and tool sheds.
- Access to rear garden.
- Attic and cavity re-insulated.

Accommodation

Entrance Hall 3.49m x 1.98m (11'5" x 6'6"):

Living Room 3.78m x 4.08m (12'5" x 13'5"):

Kitchen 3.82m x 2.03m (12'6" x 6'8"):

Bathroom 2.01m x 1.94m (6'7" x 6'4"):

First Floor

Landing 3.37m x 1.82m (11'1" x 6'):

Bedroom 1 3.96m x 2.37m (13' x 7'9"):

Bedroom 2 3.63m x 3.81m (11'11" x 12'6"):

Bedroom 3 2.80m x 2.14m (9'2" x 7'):

Garden

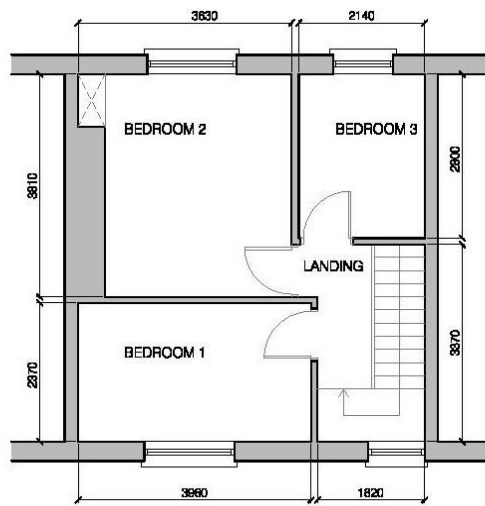
Long front lawn. The enclosed rear garden has vehicular access and two great tool or fuel stores.

BER BER F, BER No. 101576858

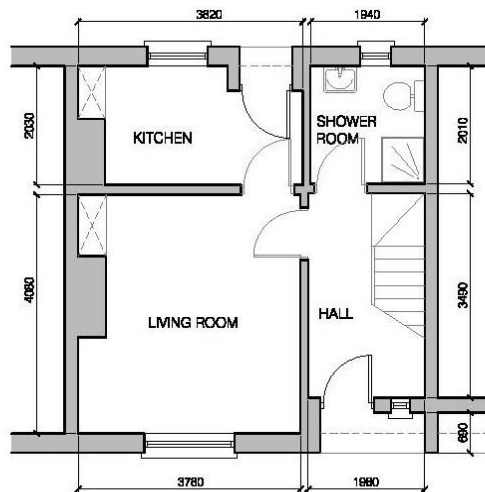
Directions

Please follow Eircode E53 H299





FIRST FLOOR PLAN
AREA - 36.99 sq.m



GROUND FLOOR PLAN
AREA - 35.10 sq.m



NEGOTIATOR

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

sherryfitz.ie

MyHome.ie

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