

# For Sale

Asking Price: €465,000

**Sherry  
FitzGerald**  
Fogarty



Ballybeg, Brosna, Birr,  
Co. Offaly. R42 P634.

**BER** B2

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

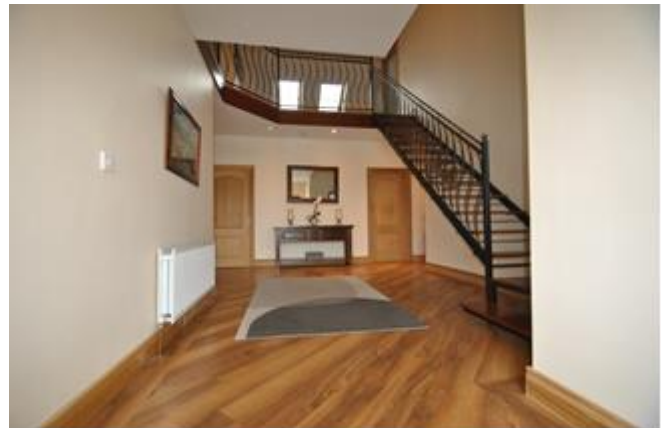


Sherry FitzGerald Fogarty are delighted to offer this simply stunning five bedroomed residence to the market for sale. Located in such a unique and naturally beautiful location, equidistant between Roscrea and Birr, and within the beautiful district of Glassderrybeg, beside the well-known lake and woods. A wonderful amenity to have on your doorstep. Built in 2007, of ICF construction, this gorgeous house was built with the future in mind. The floor area is approx. 272 sq mts/2,927 sq. ft. It has a distinctive part stone facade, with a floor to ceiling window, and a garden room to one side.

A home that combines edgy design, generous proportions, dual heating systems (oil & biomass,) classic and well-chosen finishes, and high-grade insulation resulting, in an impressive B2 BER rating.

Accommodation comprises a double height entrance hall with feature cast iron staircase to the upper floor, a sitting room, an open plan kitchen/breakfast room, a utility room, a sunroom, three large bedrooms at ground floor level, one en-suite, and a family bathroom.

At first floor level there is another bedroom with en suite, a dedicated home office, a games/hobby room, and a storage room. All rooms are perfectly decorated and presented in show house condition.



#### LOCATION

Peace and tranquility assured with woods and lakes close by to walk in. Great choices of schools in the district. Coolderry & Dromakeenan NS are close by there is a secondary bus service to Birr Community School.

The picturesque heritage town of Birr, developed around the Birr Castle. With its handsome ensemble of Georgian architecture, there's a lot to like about Birr. The tree-lined malls and avenues of elegant houses dating from the 1800s tell a fascinating story. Heaving with history, Birr is one of Ireland's premier heritage towns and proud of its unique character spanning many centuries.

Viewing this property is highly recommended. Please call Julie Fogarty 0505 21192.

## Accommodation

### GROUND FLOOR

**Entrance Hall** 6.64m x 5.47m (21'9" x 17'11"): Cast iron staircase & solid wood floor.

**Living Room** 4.33m x 5.37m (14'2" x 17'7"): Bay window, marble fireplace with cast iron insert stove, & wood flooring.

**Kitchen Dining Room** 4.77m x 4.92m (15'8" x 16'2"): Bespoke Walnut wood kitchen with so many units, provision for a larder fridge, wine cooler and integrated appliances. A large feature island unit with breakfast counter.

**Breakfast Room** 3.57m x 3.51m (11'9" x 11'6"): Just off the kitchen, a more formal dining area. Views of front lawn.

**Sunroom** 3.94m x 2.87m (12'11" x 9'5"): TV point. French doors to rear garden.

**Utility Room** 2.03m x 3.46m (6'8" x 11'4"): Plumbed for washing machine & dryer with additional storage.

**Guest WC & WHB** 1.62m x 1.30m (5'4" x 4'3"): Ceramic tiling throughout.

**Bedroom 1** 5.53m x 3.57m (18'2" x 11'9"): Master bedroom with walk-in wardrobe and luxury ensuite. Large room with reading area to one end. Lovely view of front garden.

**En-Suite** 2.45m x 2m (8' x 6'7"): Power shower & heated towel rail.

**Walk in wardrobe** 1.30m x 3.57m (4'3" x 11'9"): Walk in wardrobe with plenty of allocated shelving and hanging rails.

**Bedroom 2** 3.68m x 3.46m (12'1" x 11'4"): Well designed and practical wall to wall built in wardrobes.

**Family Bathroom** 3.46m x 2.33m (11'4" x 7'8"): Ceramic tiling throughout. Power shower. Jacuzzi bath. Heated towel rail.

**Bedroom 3** 3.74m x 3.46m (12'3" x 11'4"): Wall to wall built-in wardrobes.

### FIRST FLOOR

**Landing** 6.48m x 4.90m (21'3" x 16'1"):

**Bedroom 4** 4.17m x 4.90m (13'8" x 16'1"): Ideal guest room with own en suite.

**En-Suite** 2.67m x .95m (8'9" x .311'8"):

**Home office** 2.10m x 2.80m (6'11" x 9'2"): Dedicated home office for the person working from home.

**Games Room** 4.90m x 3.18m (16'1" x 10'5"): This room could also be a fifth bedroom. Great light from double Velux roof lights.

**Storage Room** 2.37m x 3.14m (7'9" x 10'4"): Fully accessible storage for all the bulky items.





### Special Features & Services

- Hardwood flooring, Oak doors & joinery, white marble fireplace with insert stove, stunning built in wardrobes & a designer kitchen.
- Oil fired central heating & a separate 24kwh Biomass boiler in garage providing a second form of central heating.
- Double glazing throughout.
- Mains water connection with water softener installed.
- Sewerage treatment system with raised bed. Fully serviced & upgraded two years ago.
- Water, sewerage & ESB connected to the garage and ready for conversion if required, subject to consent.
- Solar panels installed.
- Digiweb Broadband connected.
- Fully alarmed & provision for electric gates.
- Large spacious gardens & lawns and beautiful entrance.
- Games room could be the fifth bedroom.
- Raft foundation installed when the house was built.
- Detached garage ideally suited and prepared for conversion to residential use if needed. (Subject to necessary consent)

### Garden

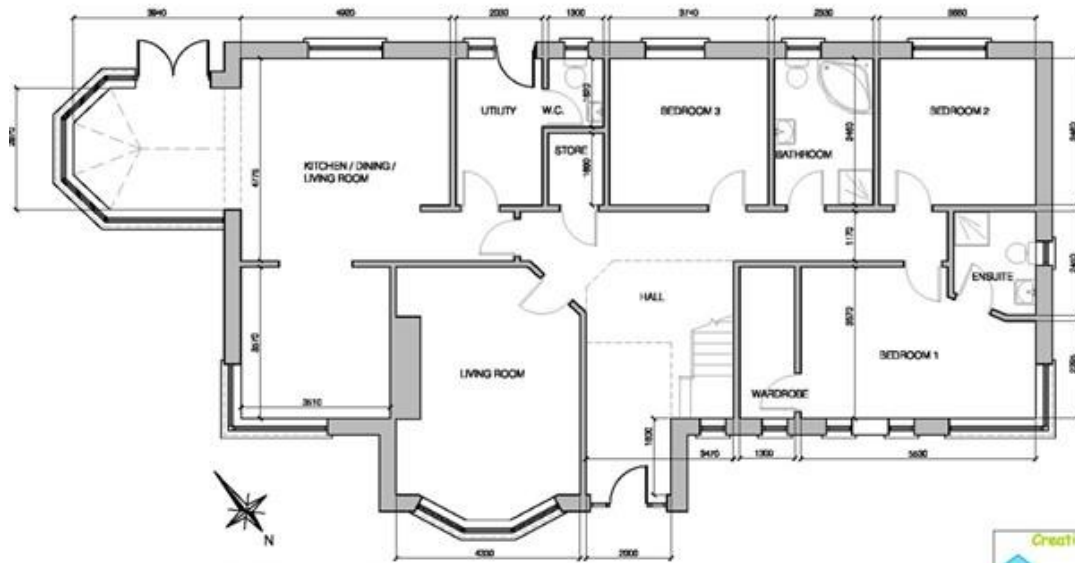
Outside is just as well maintained with a natural stone capped entrance, a gritted driveway, and a beautifully manicured lawn surrounding the house. Thought was put into the detached block-built garage with a slate roof, and measuring approx. 38 sq. mts/408 sq. ft. This garage has been built with conversion to accommodation at a future point in mind, subject to the necessary consent.

### Directions

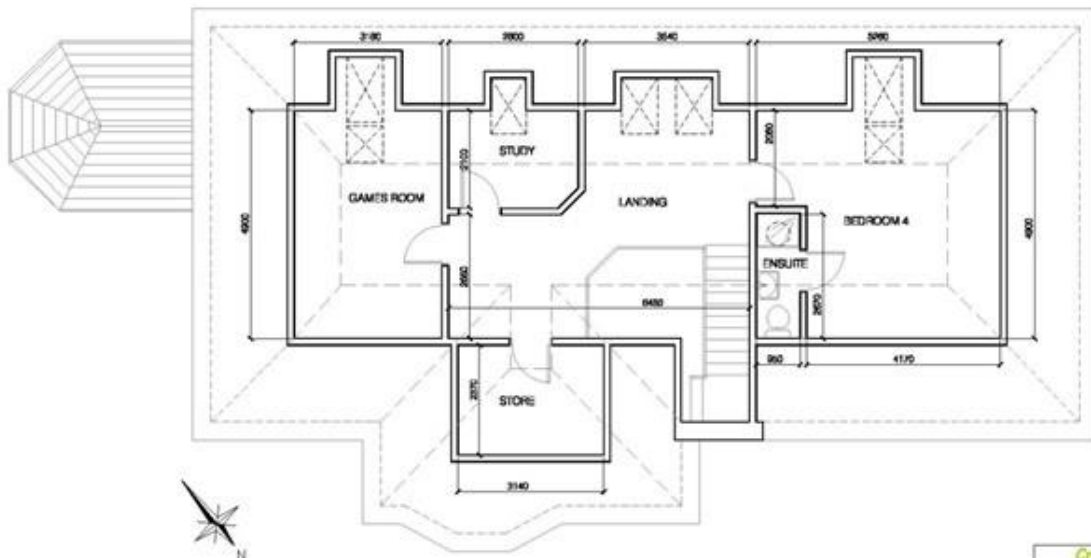
Please follow Eircode R42 P634.

**BER:** BER B2, BER No. 116915950





GROUND FLOOR PLAN  
AREA - 182.30 sq.m



FIRST FLOOR PLAN  
AREA - 89.93 sq.m



**NEGOTIATOR**

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