

# For Sale

Asking Price: €699,500

**Sherry  
FitzGerald**  
Talbot



Roulagh, Ballina,  
Co. Tipperary, V94W7K7.

BER C2

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





Nestled amidst beautifully landscaped gardens spanning approximately 0.21 hectares (0.5 acres), this impeccably maintained four/ five-bedroom dormer residence with open carport & work shed offers an exceptional standard of living in a convenient setting.

Designed with care and attention to detail, the property boasts bright and spacious interiors, while the surrounding mature gardens are perfect for outdoor living and entertaining.

Enjoying commanding views of the majestic River Shannon and beautiful Clare hills, this attractive home benefits from a prime position on the periphery of the charming twin towns of Ballina and Killaloe.

It is located minutes from a host of local amenities and is ideally positioned for commuters, with easy access to the M7 motorway connecting to Limerick, Dublin, and beyond.

This is a rare opportunity to acquire a quality residence in a highly sought-after location.





## Accommodation

**Entrance Hall** 4.0m x 2.1m (13'1" x 6'11"): with laminated floor, coving and centrepiece

**Office/Bedroom** 3.1m x 2.7m (10'2" x 8'10"): with laminated flooring

**Sitting Room** 4.3m x 3.95m (14'1" x 13'): with solid fuel stove, laminated floor, coving, centrepiece and door to Living Room/Dining Room

**Living Room/Dining Room** 4.0m x 3.95m (13'1" x 13'): with marble inset teak fireplace, laminated floor, sliding patio door and opening to -

**Kitchen/Dining Room** 5.0m x 4.0m (16'5" x 13'1"): with oak fitted kitchen, gas hob, electric oven, hot press and tiled floor

**L- Shaped Utility Room** 3.0m (9'10") x 2.0m (6'7") & 1.6m (5'3") x 0.95m (3'1"): with oak fitted units, tiled floor, plumbed for washing machine and tumble dryer

**WC** 1.5m x 1.0m (4'11" x 3'3"): with handbasin

**Bedroom One** 5.1m x 3.95m (16'9" x 13'): with red deal flooring

**Tiled Ensuite** 2.3m x 1.0m (7'7" x 3'3"): with electric shower, wc and handbasin

**Bedroom Two** 3.6m x 2.95m (11'10" x 9'8"): with built in wardrobes and red deal flooring

**Bedroom Three** 3.1m x 2.95m (10'2" x 9'8"): with built in wardrobes, red deal flooring and handbasin

**Bedroom Four** 4.7m x 3.0m (15'5" x 9'10"): with built in wardrobe/vanity, red deal flooring and sliding door to balcony with captures panoramic views.

**Tiled Ensuite** 2.2m x 1.98m (7'3" x 6'6"): with pumped electric shower, wc, handbasin and under sink storage

**Tiled Bathroom** 2.95m x 2.0m (9'8" x 6'7"): with electric shower, bath, handbasin and velux window







## Garden

Tarmac driveway and mature gardens  
Workshop 4.3m x 2.4m  
Open Shed 5.1m x 4.3m  
Raised decking area

## Services

Mains water, mains sewerage, electricity, oil central heating, and fibre broadband.

## Features

Sandstone walls with automated sliding gate. Laid ducting for driveway lights.

## BER

BER C2, BER No. 101154904







Directions

Eircode V94W7K7



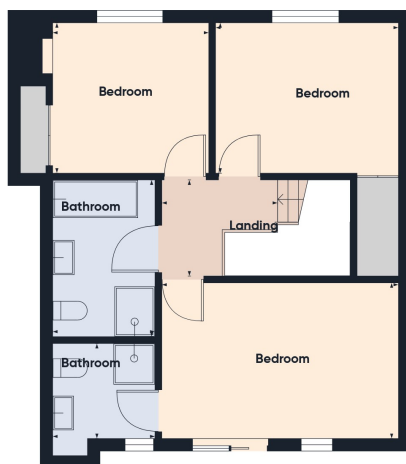








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
149.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## NEGOTIATOR

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