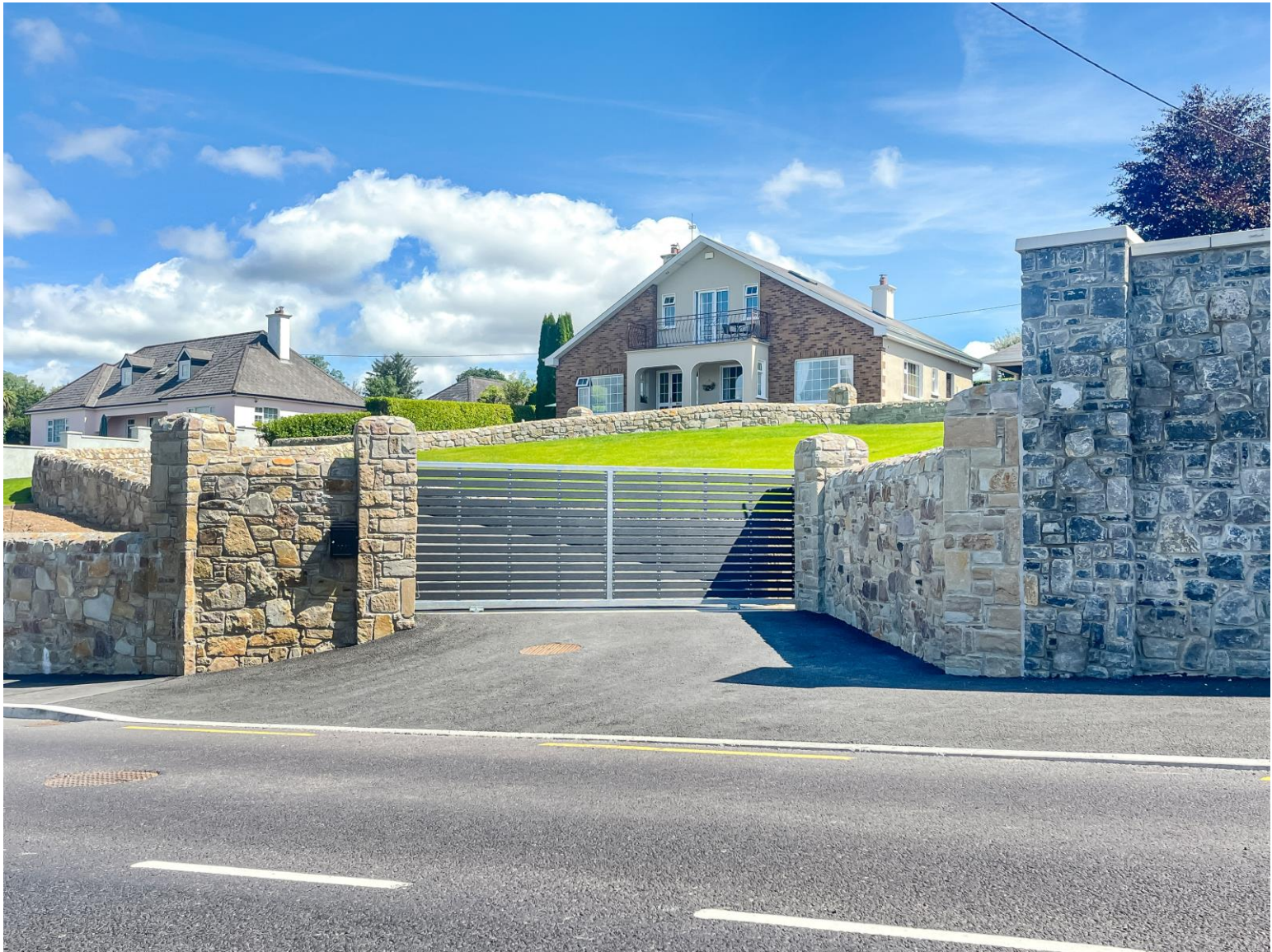


For Sale

Asking Price: €599,500

**Sherry
FitzGerald**
Talbot



Roulagh, Ballina,
Co. Tipperary, V94W7K7.

BER C2

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

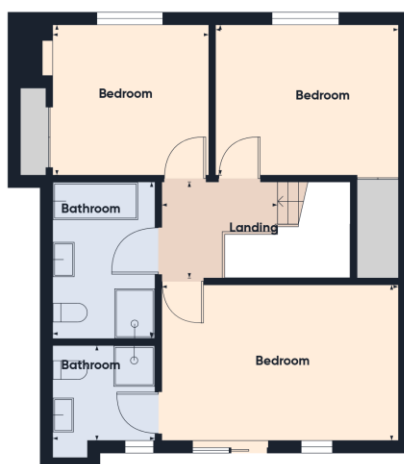
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
149.7 m²

(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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