

For Sale

Asking Price: €250,000

Sherry
FitzGerald
Fogarty



Murston, Birchgrove, Roscrea,
Co. Tipperary. E53 R721.

BER D1

sherryfitz.ie



Set amongst beautiful countryside close to the heritage and historical town of Roscrea, this most attractive detached bungalow enjoys a wonderful setting, enjoying to best of country life, yet convenient to all services and the M7 motorway.

Built in 1994, the house floor area extends to 90.52 sq.m mts/975 sq. ft. A practical and straight forward layout, accommodation comprises, an entrance hallway, a sitting room, a kitchen cum dining room, three bedrooms, one shower en suite and a main bathroom. The rooms are all good sizes, and

Woodgrain UPVC double glazing is installed, together with oil fired and solid fuel central heating.

The large site measures approx. .31 of one hectare/.76 of one acre, and there is endless potential to extend the house if needed, and great parking space all-around.

This lovely bungalow enjoys mature gardens to front and rear with a gritted driveway, natural stone walls & a detached garage to the side. The views across the neighbouring farmland are heartening, as well as being a leisurely walk to Ladies Island, Monahincha.



Special Features & Services

- Site area is approx. 0.31 of one hectare/ .76 of one acre.
- ESB is supplied and connected.
- Mains water connection & septic tank located on site.
- Beautiful mature gardens.
- Great location in Roscrea, close to the town, enjoying country living and within striking distance of the motorway & Ballybrophy Railway Station.

Accommodation

Entrance Hallway 1.69m x 3.6m (5'7" x 11'10"):

Sitting Room 3.98m x 3.84m (13'1" x 12'7"):

Dining/living Room 4.99m x 3.03m (16'4" x 9'11"):

Kitchen 3.05m x 3.03m (10' x 9'11"):

Bedroom 1 3.13m x 1.57m (10'3" x 5'2"):

Bedroom 2 3.94m x 2.83m (12'11" x 9'3"):

En-Suite 1.58m x 0.90m (5'2" x 2'11"):

Bedroom 3 3.02m x 3.03m (9'11" x 9'11"):

Shower Room 1.69m x 3.03m (5'7" x 9'11"):



Garden

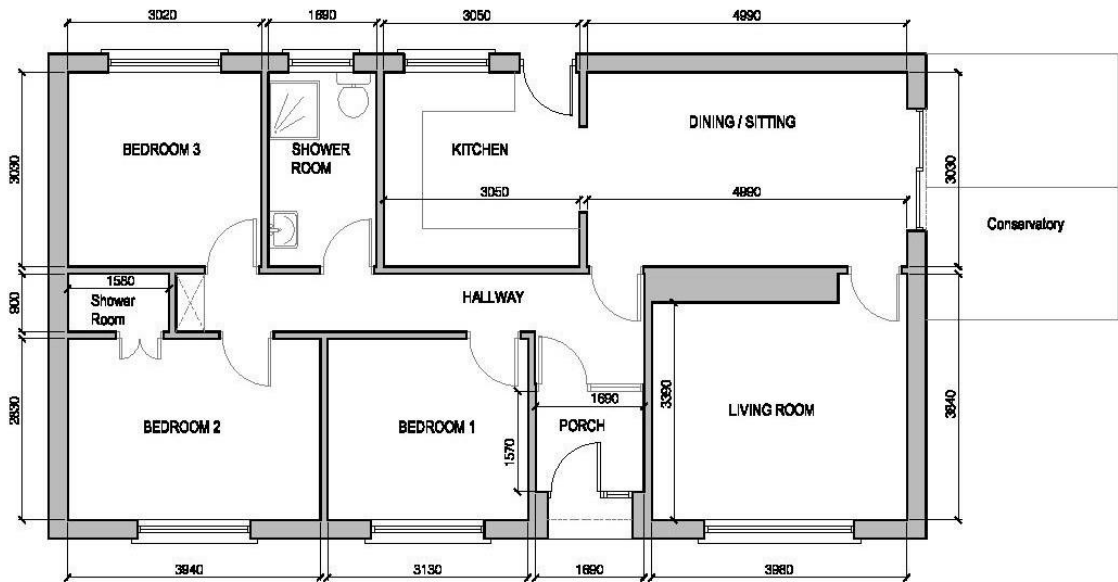
The large site is home to beautiful gardens with a large selection of shrubs and trees. Beautiful space for the avid gardener.

BER BER D1, BER No. 114599590

Directions

Please follow Eircode E53 R721.





GROUND FLOOR PLAN
 AREA - 90.52 sq.m



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