

For Sale

Asking Price: €475,000

Sherry
FitzGerald
Fogarty



Corville Road, Tullaskeagh,
Roscrea, E53 YV18.

BER B3

sherryfitz.ie



A spectacular four/five bedroomed detached residence that has been meticulously maintained both inside and outside, to exacting standards.

Built in 2006 this deceptively spacious residence is laid out over three floors and extends to approx. 422 sq.m mts/ 4,542 sq. ft in total. A contemporary family home with modern elegance, comfort, and luxury throughout, while enjoying a fabulous location close to the M7 motorway and just ten minutes' walk to the town centre. There is so much to this house, and it is a dream family home, ideal for someone working from home with three floors or for a family who require a Granny Flat for independent living.

An ICF build, which is a highly insulated form of concrete construction reflects in the B3 BER rating, this is a deeply comfortable and efficient house.

Accommodation extends to an entrance hall, an open plan kitchen/living/dining room, a sitting room, four/five bedrooms, a study area, a home cinema, a games/recreation room, a laundry area, two en-suites, a main bathroom, and a guest WC. For extra convenience the garage can be accessed from the house internally. Ideal on wet days.

Overall, the house has been practically and cleverly designed. The location is excellent, just five minutes-drive from the town of Roscrea. Access to the M7 from Junction 22 is also five minutes-drive from your front door.



Accommodation

GROUND FLOOR

Entrance Hall 3.44m x 5.14m (11'3" x 16'10"): Solid Maple wood flooring and impressive cast iron staircase to upper and lower floors.

Kitchen Dining Room 9.22m x 4.99m (30'3" x 16'4"): Large open plan space with generous Walnut kitchen units featuring cream Corian worktops. Island unit with breakfast counter, integrated appliances, and soft closing drawers. Double oven & American fridge/freezer.

Island with seating and wine cooler.

Walk in pantry fully shelved with useful laundry chute to basement.

Solid Oak flooring continued across dining area.

Pantry Walk in pantry with shelving and laundry chute to basement laundry area.

Living Area Sunny aspect and access to cast Iron outside staircase to garden.
Oak flooring.

Sitting Room 5.94m x 4.28m (19'6" x 14'1"): Solid Maple flooring again. Cream marble fireplace with cast iron insert. Bay window with view of front garden.

Main Bathroom 2.86m x 2.48m (9'5" x 8'2"): Pumped power shower with rain shower head.
Jacuzzi bath and remote-controlled heater lights.

Bedroom 1/Home office 3.26m x 4.00m (10'8" x 13'1"):

Master Bedroom (2) 4.31m x 4.19m (14'2" x 13'9"): Tongued and grooved wood floor.

TV point.

En-suite shower room. Access to hot press shelving.

En-Suite 2.56m x 1.52m (8'5" x 5'): Power shower in Bathroom.

Bedroom 3 3.91m x 3.04m (12'10" x 10'):

Hot-press 1.52m x 2.29m (5' x 7'6"): Super walk-in linen press with great storage space, & high temperature for airing clothes.

FIRST FLOOR

Landing 6.00m x 10.52m (19'8" x 34'6"): Ideal library/study area/office.

Includes double Velux roof lights.

Bedroom 4 6.00m x 4.92m (19'8" x 16'2"): Velux roof light allow extra light and a greater sense of space.

En suite Bathroom 2.24m x 2.38m (7'4" x 7'10"): Lovely guest suite on the first floor.





LOWER GROUND FLOOR

Cinema Room 4.50m x 6.25m (14'9" x 20'6"): Dedicated home cinema wired for surround sound and ceiling projector.

Summer sitting room/kitchen 7.30m x 4.43m (23'11" x 14'6"): French doors to rear garden which is West facing and catches all the summer evening sunlight. Laid out for summer entertaining.

Gym/Playroom 5.14m x 7.17m (16'10" x 23'6"): Great sized space for all recreation uses. Currently home to four exercise machines and a table tennis table.

Guest WC 1.64m x 1.24m (5'5" x 4'1"):

Garage/Workroom 10.49m x 5.09m (34'5" x 16'8"): Electric remote door.

Special Features & Services

- Very substantial house measuring approx. 422 sq mts/4,541 sq ft.
- Perfect decor throughout with no outlay required.
- High grade B3 BER rating with lower running costs and more comfort.
- Intruder alarm system installed, together with electric gates and secure remote garage door.
- Mains water connection with water softener installed and septic tank drainage.
- E-Fibre broadband connected 1000mbs.
- Laundry chute to basement area.
- Oil fired central heating & Upvc double glazing.
- Central heating includes 3 zoned and individually controlled areas.
- Home Gym, home cinema, spacious garden room/summer kitchen, with porcelain tiles & French doors to garden.
- Large garage in lower ground floor.
- Landscaping complete with beautiful mature gardens now established.
- Total site area is .58 of one acre.



Directions

Please follow Eircode E53 YV18.

Garden

Standing on approx. 0.58 of one acre, the house has an entrance with electric gates, a gritted driveway with access to the rear, and stunning landscaped gardens.

BER B3, BER No. 117051243



NEGOTIATOR

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