

# For Sale

Asking Price: €270,000

**Sherry  
FitzGerald**  
Fogarty



77 Glencarrick, Roscrea,  
Co. Tipperary. E53 WE27.

**BER** B3

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



No 77 Glencarrick is a super four bedroomed house ready for immediate occupation and in good condition throughout.

Built in 2007, and extending to approx. 115 sq. mts/ 1,237 sq. ft, it features an electric underfloor heating option at ground floor level, a large sunny kitchen, a wood burning stove, separate utility room, and a useful shed to the rear of the house.

Accommodation is laid out in an entrance hallway, a sitting room with bay window, a large kitchen come dining room, a utility room, a guest WC, four bedrooms, an ensuite and a family bathroom. The tiling throughout the house is both modern and timeless.

One bedroom has been fitted out to use as a walk-in wardrobe/home office.

The gardens are well maintained with a beautiful established rockery to the front, a gate that gives side access to the rear, where you will find a covered raised veranda and a large garden shed. Parking space to the front of the house.

Viewing highly recommended. Please call Julie Fogarty 0505 21192



## Accommodation

**Entrance Hall** 3.42m x 1.90 (11'3" x 1.90):

**Living Room** 4.20m x 4.18m (13'9" x 13'9"):

**Kitchen Dining Room** 6.24m x 3.48m (20'6" x 11'5"):

**Utility Room** 3.07m x 1.48m (10'1" x 4'10"):

**Guest WC** 1.47m x 1.59m (4'10" x 5'3"):

### First Floor

**Bedroom 1** 3.44m x 4.50m (11'3" x 14'9"):

**En-Suite** 2.43m x 1.50m (8' x 4'11"):

**Bedroom 2** 3.09m x 3.08m (10'2" x 10'1"):

**Bedroom 3** 3.03m x 3.00m (9'11" x 9'10"):

**Bedroom 4** 2.07m x 2.68m (6'9" x 8'10"):

**Bathroom** 2.80m x 1.52m (9'2" x 5'):

## Directions

Please follow Eircode E53 WE27

## Garden

The gardens are well maintained with a beautiful established rockery to the front, a gate that gives side access to the rear of the property, where you will find a covered veranda and a large garden shed. One parking space.

## Special Features & Services

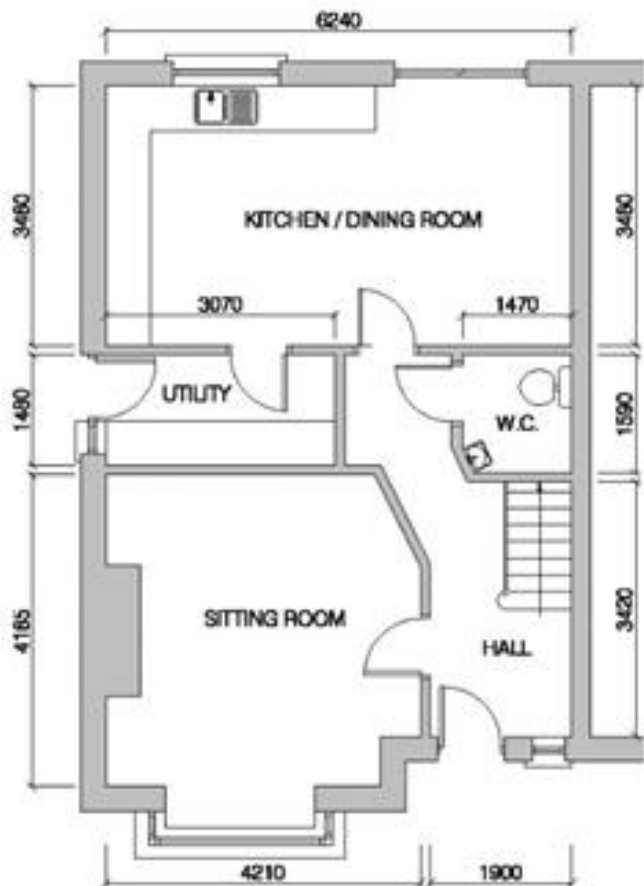
- OFCH& electric underfloor heating throughout the ground floor
- Useful rear shed.
- West facing rear garden with raised patio & canopy over. One bedroom set out as a walk in wardrobe.
- UPVC double glazed.
- Mains water & mains sewerage connection.
- E fibre broadband connected.
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**BER** BER B3, BER No. 119255826









**EXISTING GROUND FLOOR PLAN**

AREA - 58.08 sq.m.



**EXISTING FIRST FLOOR PLAN**

AREA - 56.97 sq.m.



**NEGOTIATOR**

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**MORTGAGE ADVICE**

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

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

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

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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