

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
Fogarty



Clonakenny, Roscrea, Co
Tipperary, E53 FP65

BER D2

sherryfitz.ie



Sherry FitzGerald Fogarty are delighted to offer this wonderful bungalow, standing on approx. 2 acres with stabling, and situated in the heart of Clonakenny Village.

Built in 1993 the house floor area extends to approx. 134.1 sq. mts/ 1443 sq. ft. Surrounded by beautiful gardens and a natural stone wall. Accommodation extends to;

An entrance hall, a large kitchen with a Savvy Kitchen fit out, a garden room, a large sitting room with open fireplace, three double bedrooms and a family bathroom.

Very well built with no expense spared at the time, this is an ideal starter home, or ready for those who wish to sit back and enjoy life.

The bungalow features both oil and solid fuel central heating, double glazing, great reception rooms, a D2 BER rating, wonderful gardens and plenty to be enjoyed.

It is close to all amenities such as Lismackin Primary School, as well as transport to many secondary schools, The Norebrook Lounge, all churches.

Clonakenny is a village with a great community spirit, and a strong tradition in GAA. Roscrea is just 6 kms away and Templemore is 5kms in the other direction. Great commuter



Special Features & Services

- Septic tank drainage & local group water scheme.
- Local Primary school at Lismackin and good bus service to Templemore and Thurles for any choice of secondary schools.
- Stira attic stairs installed.
- Paddock for grazing a pony or two, with stabling.
- River Nore runs beside the house, with elevated gardens.

Accommodation

Entrance Hall Maple floor, radiator cabinet, hot press located here. Wall lights.

Sitting room Lovely view fo front garden, open fireplace with tiled insert, wall lights.

Kitchen/Living room Solid fuel stove with back boiler, ceramic tiled floor, solid oak cabinets with Belfast sink, Savvy kitchen design and build.

Garden Room Double doors from kitchen. Lovely sunny area with views all around the gardens.

Utility Room Oil boiler located here. Electric Cooker wired here
Door to back garden.

Bathroom WC, WHB, electric shower, ceramic tiled throughout

Bedroom 1 Built in wardrobe

Bedroom 2 Built in wardrobe

Bedroom 3 Built in wardrobe

Garden

Wonderful gardens all around the house with a natural stone wall on the perimeter of the site.

Stables & garage to the back of the house in the paddock.
Direct access from the paddock to the road.

BER BER D2, BER No. 115988198

Directions

Please follow Eircode E53 FP65





NEGOTIATOR

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