

# For Sale

Offers in excess of: €495,000

**Sherry  
FitzGerald**  
Fogarty



Belleville, Richmond, Templemore,  
Co Tipperary. E41 DV76.

**BER D1**

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





Sherry FitzGerald Fogarty are proud to offer this outstanding detached residence located in the best residential district of Templemore. Belleville, so well named, is set back from the main road, behind a natural stone wall, the original wall of Templemore Abbey and offers a rare opportunity to purchase a substantial family home in this superb location.

Templemore Abbey built in 1819, was the seat of the Carden family, a stately home in a parkland setting, including the field Belleville now stands on, a name chosen by the Cardens themselves many years ago.

Built in 1994 by the renowned Duggan Brothers, this fine residence has a floor area of approx. 238 sq. mts/2,562 sq. ft. The entrance is through the original ornate gates of the Abbey and the house is then positioned just to your right. The original Abbey wall surrounds the gardens.

From the very beginning, you will not fail to be impressed by such a beautiful home.

Accommodation comprises.

Ground floor; an entrance hallway, interconnecting dining and sitting room, a garden room, a home office, a large kitchen, a utility room, a playroom, or ground floor bedroom with WC & WHB adjoining.

First floor; four large bedrooms, one ensuite shower room and a main bathroom.

Most importantly there is a downstairs bedroom with a bathroom close by, perfect for guests or for someone who prefers not to climb a staircase.

Light and space were the order of the day when Belleville was constructed.



## Accommodation

### GROUND FLOOR

**Entrance Hall** 4.90m x 2.98m (16'1" x 9'9"): Beautiful stained-glass panels each side of front door. Teak stairs to first floor.

**Sitting / Dining Room** 9.54m x 3.70m (31'4" x 12'2"): Interconnecting rooms with sunlight from the large windows and French doors.

Stunning cassette stove recently installed in sitting room fireplace. Beautiful wood flooring. A great entertaining space with direct access to the garden room and outside deck area.

**Home Office** 3.70m x 3.32m (12'2" x 10'11"): Quietly positioned to the front of the house.

**Garden Room** 5.04m x 4.86m (16'6" x 15'11"): A later extension reflecting the red brick outside detail. French doors to garden. A warm wooden floor.

**Playroom/Gym/Bedroom** 5.11m x 4.25m (16'9" x 13'11"): This useful room currently in use as a home gym, was once a playroom and could be a ground floor bedroom if required. Oil fired stove installed.

**Kitchen** 6.42m x 4.22m (21'1" x 13'10"): Beautiful cream fitted units with integrated appliances. Black granite counter tops with beveled edges with dishwasher installed at waist level for easier use and to prevent bending. Racing Green oil-fired Stanley cooker.

**Utility Room** 2.63m x 1.60m (8'8" x 5'3"): Plumbed for washing machine and dryer.

**WC & WHB** 1.50m x .71m (4'11" x .232'11"): This Guest WC could be extended into an outside space allowing room for a shower unit if required.

### FIRST FLOOR

**Landing** 3.00m x 4.90m (9'10" x 16'1"): Stira attic stairs installed, and some flooring laid for easier storage. Hot Press located here. Immersion on cylinder.

**Bedroom 1** 3.70m x 3.48m (12'2" x 11'5"):

**Bedroom 2** 5.98m x 3.13m (19'7" x 10'3"): Spacious room with slide robes to one end. En suite shower room also. Wall lights.

**En-Suite** 2.69m x 1.13m (8'10" x 3'8"): All new ceramic tiling & fittings. Electric shower unit. Illuminated mirror.

**Bedroom 3** 3.62m x 2.86m (11'11" x 9'5"):

**Bedroom 4** 4.93m x 3.30m (16'2" x 10'10"):

**Bathroom** 2.75m x 1.90m (9' x 6'3"): Bath, WC, WHB & shower.







**BER** BER D1, BER No. 114437106

#### Directions

Please follow Eircode E41 DV76.

#### Garden

Belleville enjoys a lawn to the front with a pedestrian gate to the road, and a sun-drenched rear garden with decked patio.

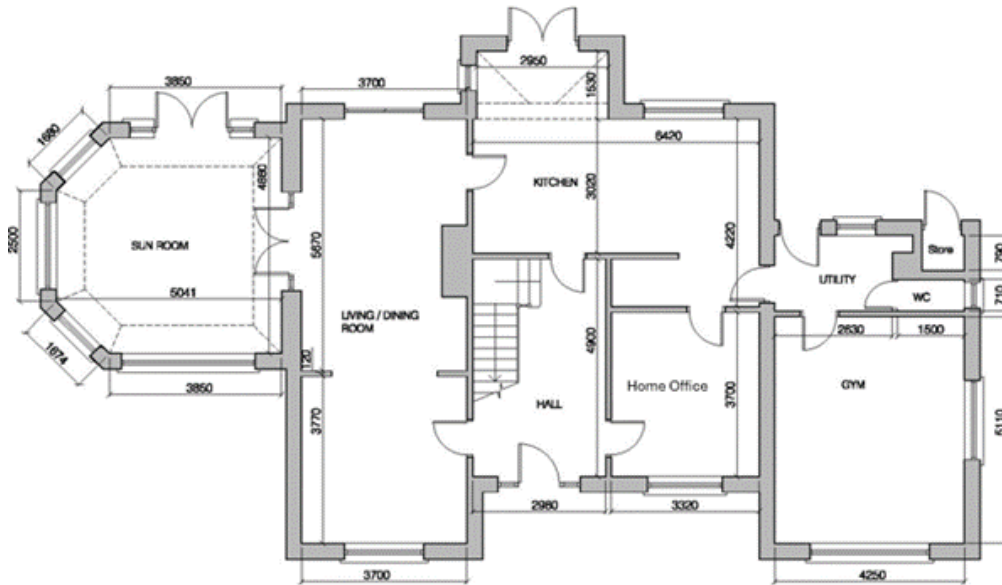
#### Special Features & Services

- Built by the renowned and trusted Duggan Brothers in 1994.
- Best residential location in Templemore.
- Mains water & mains sewerage connections.
- D1 BER rating which can easily be improved. All SEAI grants applicable subject to application.
- Many fine school choices within region.
- Commuter train service available to Dublin each day from Templemore Station.
- Broadband available through Orion Broadband.

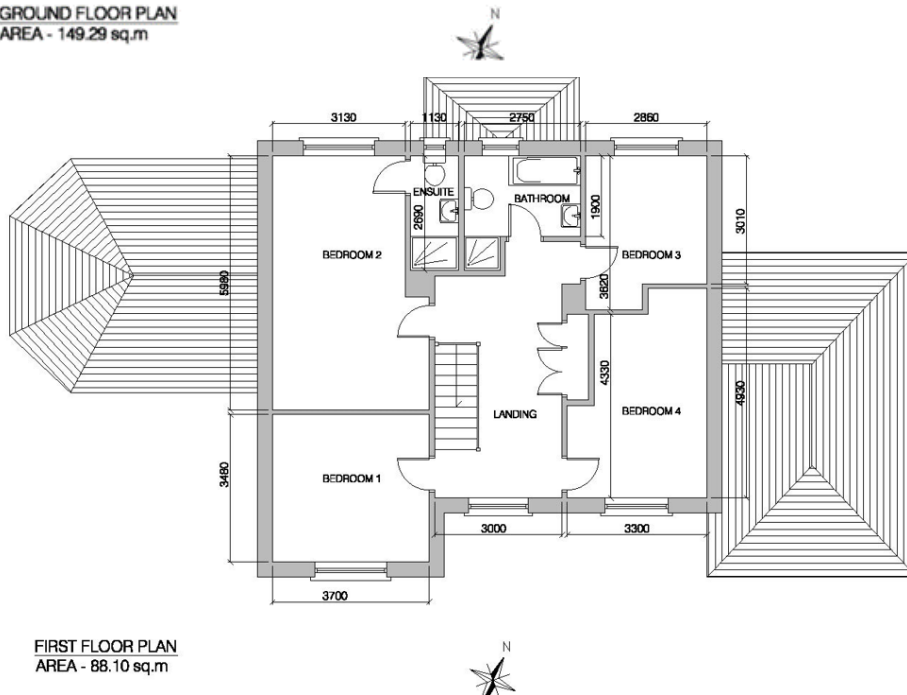








GROUND FLOOR PLAN  
AREA - 149.29 sq.m



FIRST FLOOR PLAN  
AREA - 88.10 sq.m



**NEGOTIATOR**

Julie Fogarty  
Sherry FitzGerald Fogarty  
Castle Street, Roscrea,  
Co Tipperary  
T: 0505 21192  
E:  
reception@sherryfitzfogarty.com

**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.

PSRA Registration No. 002679