

For Sale

Asking Price: €224,000

**Sherry
FitzGerald**
Fogarty



9 Sheehane, Roscrea,
Co Tipperary. E53 X820.

BER C3

sherryfitz.ie



A very conveniently located, three bedroomed bungalow, modernised and upgraded in the past twelve months and now with a C3 BER rating. All walls and attic have been newly insulated. A new efficient oil-fired burner has been installed, together with electronic controls.

family home with bright living space, front and rear gardens in lawn, workshop, garage and storage shed.

The location is within walking distance of Roscrea town centre and all local amenities.

Accommodation comprises an entrance hall, living room with open fireplace, large kitchen/dining with solid fuel stove and back boiler, three bedrooms and a family bathroom. The kitchen is bigger than most, as it extends to the back of the house.

Sheehane is a quiet estate, and this is the ideal home for a first-time buyer. It is within walking distance of the town centre.

There is a garden in lawn to the front with tarmac driveway for ample off-street parking. To the rear there is also a garden in lawn, a concrete yard, a large workshop/garage (8m x 4m), a separate storage shed (4m x 3.9m) and a boiler house storage shed (4m x 3.75m).



Special Features & Services

- New very efficient oil burner installed with all new radiators, each one thermostatically controlled.
- Three heating zones & electronic controls.
- Upvc double glazed windows, doors & sliding patio door.
- Terrific range of sheds to the back of the house, with large steel gate for privacy & security. All sheds have had new roofs fitted.
- Solid fuel stove with back boiler in the kitchen.
- New flooring throughout & ceramic kitchen tiles.
- New electric shower & heated towel rail.
- Attic & cavity insulated.



Accommodation

Entrance Hall

Kitchen Dining Room

Sitting Room

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom



Garden

There is a garden in lawn to the front with tarmac driveway for ample off-street parking. To the rear there is also a garden in lawn, a concrete yard, a large workshop/garage (8m x 4m), a separate storage shed (4m x 3.9m) and a boiler house storage shed (4m x 3.75m).

BER BER C3, BER No. 118614718

Directions

Please follow Eircode E53 X820





NEGOTIATOR

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