

# For Sale

Asking Price: €215,000

Sherry  
FitzGerald  
Fogarty



38 Ard na Greine, Roscrea,  
Co Tipperary. E53 DX45.

BER C1

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



Sherry Fitzgerald Fogarty are delighted to welcome you to 38 Ard na Greine, quietly located on this very well maintained Cul de Sac road.

Built in 2006, No 38 is a great purchase for a first-time buyer or an investor. Rooms include an entrance hallway with guest WC, a sitting room, with double doors to the kitchen come dining room, three bedrooms, one ensuite and a family bathroom.

In total the floor area is a generous 107 sq. mts/1,151 sq. ft of space.

The morning sun fills the kitchen with light and the rear garden is east facing. and has great privacy with a high rear wall. It has a rear lawn, a garden shed and a side entrance to the rear, whilst there is parking for two cars to the front of the house.

Ard na Greine is situated in a quiet is only a short distance from both the N7 & M7 motorways (Dublin/Limerick Road), along with being in close proximity to the local national schools, secondary school and the amenities of Roscrea town.

Our local crèche, Little Learners, is just minutes' walk away in the adjoining Tullaskeagh Drive. It is the perfect purchase for an owner occupier or an investor seeking a good return on their investment.

Please call Julie Fogarty 0505 21192.





## Accommodation

**Entrance Hall** 2.12m x 4.97m (6'11" x 16'4"):

**Guest WC** 1.46m x 1.44m (4'9" x 4'9"):

**Kitchen Dining Room** 5.77m x 4.12m (18'11" x 13'6"):

**Sitting Room** 5.04m x 3.53m (16'6" x 11'7"):

### FIRST FLOOR

**Bedroom 1** 3.66m x 2.97m (12' x 9'9"):

**En-Suite** 1.73m (5'8"):

**Bedroom 2** 2.68m x 2.47m (8'10" x 8'1"):

**Bedroom 3** 4.22m x 3.16m (13'10" x 10'4"):

**Bathroom** 2.49m x 2.99m (8'2" x 9'10"):





### Garden

Parking for two cars to the front, side entrance and East facing rear garden with lawn, patio and garden shed.

### Directions

Please follow Eircode E53 DX45.

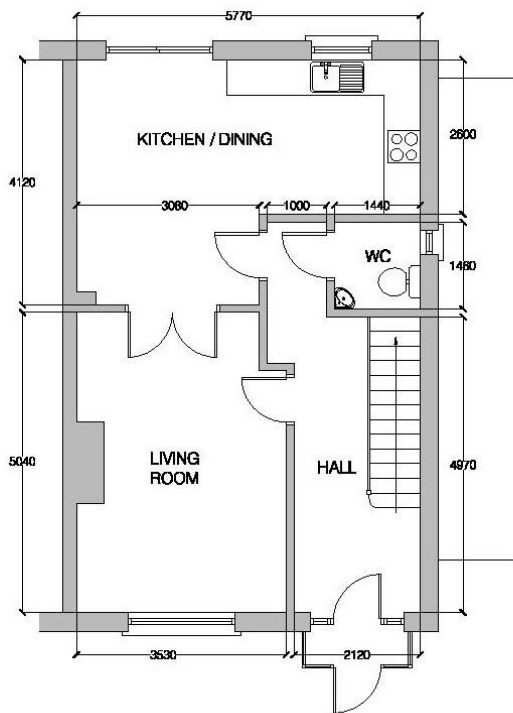
### Special Features & Services

- Stira attic stairs fitted.
- Oil fired central heating & Upvc double glazed throughout.
- C1 BER Cert could easily be upgraded to a better rating.
- Off street parking to the front for up to two cars.
- Mains water and mains sewerage connection.
- Approx 1km to the town centre.
- E fibre Broadband available.
- All Furniture remaining in sale.

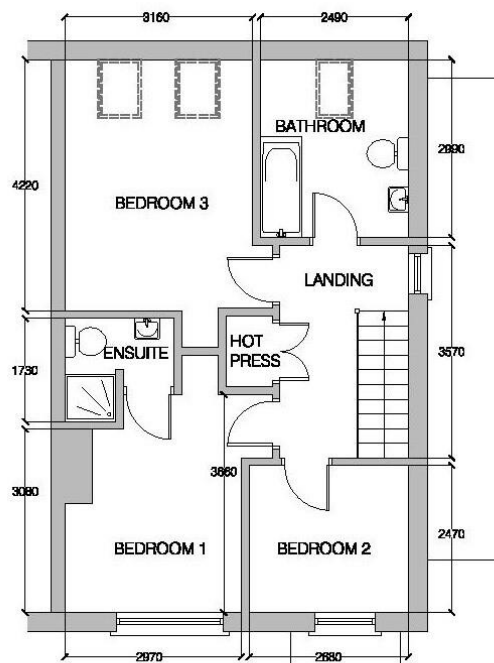
**BER** BER C1, BER No. 112589023







**EXISTING GROUND FLOOR PLAN**  
AREA - 53.70 sq.m.



**EXISTING FIRST FLOOR PLAN**  
AREA - 53.70 sq.m.



**NEGOTIATOR**  
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