

For Sale

Asking Price: €260,000

**Sherry
FitzGerald**
Fogarty



Rivendell, Ballaghmore,
Borris In Ossory, Portlaoise,

BER E1

sherryfitz.ie



Rivendell, is a spacious five bedroomed bungalow located just 6 km from Roscrea town, in a local neighbourhood with its own Gael Scoil, shop & church just minutes' walk from the house. As well as being just five minutes' drive from Junction 21 on the M7, this house is located ten minutes' drive from Ballybrophy Railway Station, which has a great commuter service to and from Dublin Eash day. Rivendell is a bungalow that was thoughtfully designed and now offers great possibilities to a new owner.

Built in approx. 1976 the floor area extends to approx. 164 sq.m mts/1,765 sq.m ft, and has a site area of approx. .44 of one acre.

The accommodation is deceptively spacious and the laid out as the main house with a separate bedroom & bathroom off the kitchen. This would be ideal for an older relation, an au pair or such like.

Accommodation comprises an entrance hallway, a beautiful long sitting room with a maple floor and a garden room off it, a kitchen, a dining room, five bedrooms and two bathrooms. There is a garage to one side of the house also.

We are of the opinion that this house can be considered for the new refurbishment grants and SEAI upgrade grants.



Special Features & Services

- Septic tank drainage & mains water connection.
- Fibre broadband is available in the locality.
- Suitable for all Grant considerations.
- Oil fired central heating installed and working perfectly. Oil Boiler was replaced approx. 18 months ago.
- Large rear garden with great privacy.

Accommodation

Entrance Hall 1.58m x 4.32m (5'2" x 14'2"):

Sitting Room 7.25m x 3.95m (23'9" x 13'):

Kitchen/Dining Room 7.25m x 3.32m (23'9" x 10'11"):

Garden room/Dining Room 4.53m x 3.64m (14'10" x 11'11"):

Bathroom 1 3.37m x 1.70m (11'1" x 5'7"):

Bedroom 1 3.37m x 2.52m (11'1" x 8'3"):

Bedroom 2 2.94m x 4.47m (9'8" x 14'8"):

Bedroom 3 4.25m x 2.80m (13'11" x 9'2"):

Bedroom 4 4.65m x 2.80m (15'3" x 9'2"):

Bedroom 5/Storage 4.46m x 3.32m (14'8" x 10'11"):

En-Suite 3.33m x 2.49m (10'11" x 8'2"):

Garden

Large gardens on a site area of .44 of one acre. The rear garden is east facing and is laid out in a large lawn. Plenty of parking to the front of the house.

BER BER E1, BER No. 116948449

Directions

Please follow Eircode R32 V8XO.





NEGOTIATOR

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