

For Sale

Asking Price: €229,000

Sherry
FitzGerald
Fogarty



8 Cluain Ard, Roscrea,
Co. Tipperary. E53 DF72.

BER C3

sherryfitz.ie



Sherry FitGerald Fogarty are delighted to offer No 8 Cluain Ard to the market for sale.

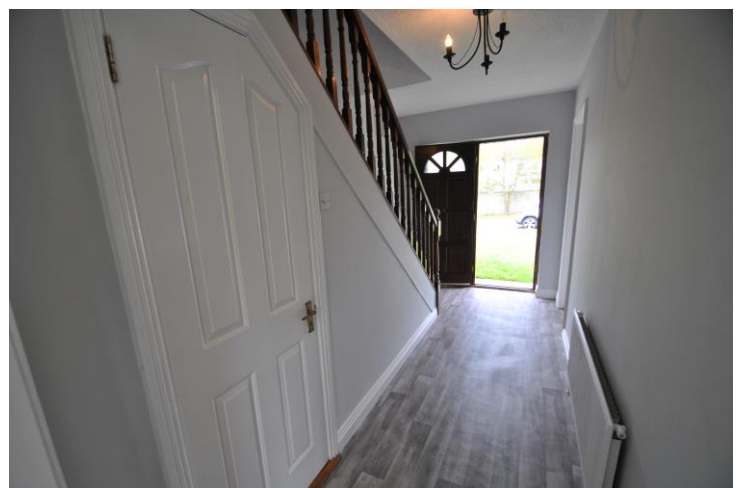
Located in Roscrea's most sought-after residential area, this three bedroomed semi-detached home offers a great opportunity for the discerning buyer. It is just the buy for those young professionals, or perfect for the growing family. Built in approx. 1996 there is no doubt that Cluain Ard is one of Roscrea's favourite developments with very well-maintained homes and great open spaces within the development.

Accommodation entrance hallway with under stairs wc, sitting room with open fireplace, kitchen cum dining with patio doors to rear garden, three bedrooms all with built in wardrobes, one en suite and a main bathroom. This home has a warm atmosphere inside, and it has been completely redecorated recently.

No 8 has a large and rear garden, which is private and offers more possibilities for the house. A west facing garden it has all the benefit of the afternoon sunlight.

OFCH & uPVC double glazing are installed.

The location is so convenient to the town centre and the Convent primary school, as well as the M7.



Special Features & Services

- Oil fired central heating installed & uPVC double glazed windows.
- Private rear garden with large side garden allowing room to extend the house if required and subject to require planning permissions.
- Parking space for two cars to front of house.
- Mains services - water & sewerage.
- Regency paneled doors throughout.
- Located within walking distance of the town centre and schools.

Accommodation

Entrance Hall 2.16m x 4.45m (7'1" x 14'7"):

Guest WC 1.78m x 1m (5'10" x 3'3"):

Kitchen / Dining Room 6.46m x 2.96m (21'2" x 9'9"):

Sitting Room 4.45m x 4.16m (14'7" x 13'8"):

Bedroom 1 2.72m x 2.80m (8'11" x 9'2"):

Bedroom 2 3.63m x 3.33m (11'11" x 10'11"):

Bathroom 1.98m x 2.37m (6'6" x 7'9"):

Bedroom 3 3.61m x 3.30m (11'10" x 10'10"):

En-Suite 2.60m x 0.96m (8'6" x 3'2"):

Garden

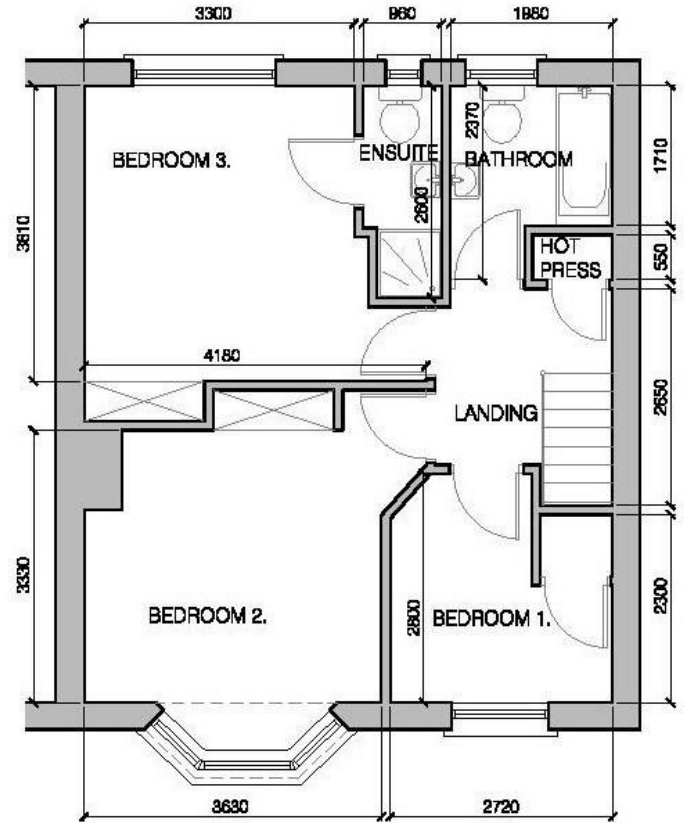
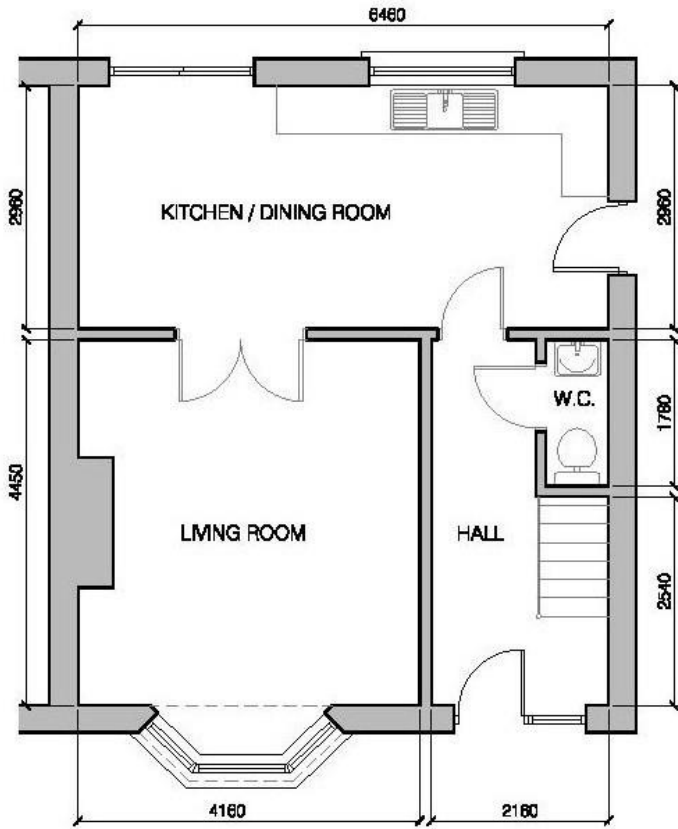
Space for two cars to the front of the house. Lawn to the front & large rear garden. Ideal for an extension subject to planning permission.

BER BER C3, BER No. 117331801

Directions

Please follow Eircode E53 DF72.





NEGOTIATOR

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