

# For Sale

Asking Price: €249,000

**Sherry  
FitzGerald**  
Fogarty



Granuaile, Glentara, Roscrea,  
Co Tipperary. E53 PX51.



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



Sherry FitzGerald Fogarty are delighted to offer this perfectly presented and cared for home for sale at Glentara, Roscrea.

Set on an elevated site, this detached bungalow is a wonderful home for someone starting out in life or sitting back to relax. It has large gardens front & rear with plenty of parking, a tarmacadamed driveway, and two garden sheds.

Accommodation comprises an entrance hall, a living room with solid fuel stove and back boiler, kitchen/dining, three bedrooms and a family bathroom.

Two bedrooms have built in wardrobes, and the kitchen units are fresh.

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

The property is connected to all mains services and heated by oil fired central heating and solid fuel back boiler.

The West facing rear garden is perfect for family entertaining.

Viewing recommended.



### Special Features & Services

- OFCH & solid fuel central heating.
- Double glazed windows throughout.
- Tarmacadam drive and back yard.
- Steel storage shed.
- Mains water and sewerage.
- E fibre broadband available.
- High grade insulation, internally and externally.

### Accommodation

**Porch** 1.56m x .66m (5'1" x 2'6"):

**Entrance Hall** 1.73mx 3.17m (5'8"x 10'5"):

**Living Room** 3.42m x 4.43m (11'3" x 14'6"):

**Kitchen** 3.40m x 2.47m (11'2" x 8'1"):

**Dining Room** 3.91m x 1.83m (12'10" x 6'):

**Hall** .90m x 5.51m (.295'3" x 18'1"):

**Bedroom 1** 2.88m x 2.83m (9'5" x 9'3"):

**Bedroom 2** 3.41m x 2.81m (11'2" x 9'3"):

**Bedroom 3** 2.85m x 2.85m (9'4" x 9'4"):

**Bathroom** 1.66m x 1.97m (5'5" x 6'6"):

### Garden

Good front & rear gardens. Tarmac driveway with plenty of parking. Two garden sheds. West facing rear garden.

**BER** BER D1, BER No. 109227017

### Directions

Please follow Eircode E53 PX51





---

**NEGOTIATOR**

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

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

[Daft.ie](http://www.daft.ie)

[MyHome.ie](http://www.myhome.ie)

---

**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