For Sale

Asking Price: €425,000



Carrig Road, Parkmore,
Roscrea, Co. Tipperary. E53 CY99.

BER B

sherryfitz.ie







Sherry FitzGerald Fogarty are delighted to offer this simply perfect four bedroomed bungalow to the market for sale. Presented for sale better than any show house has been, this beautiful home is so well cared for, is future-proofed, offers the best residential location, and deep comfort throughout.

Built in 1998 the total floor area extends to approx. 194 sq. mts,/ 2088 sq. ft, of perfectly maintained and continuously improved accommodation.

Accommodation comprises an entrance hall, a large sitting room, a kitchen with split level step to living room, a utility room, two ground floor bedrooms, (one in use as an office currently) and a family bathroom. At first floor level there are two large bedrooms, and a luxurious shower room. So many improvements have been carried out at the house such as installing solar panels, upgrading glazing, insulation upgrades, perfecting decor, installing an automower, and building two great garages to name just a few.

Outside there is a super double garage, a tarmacadamed driveway, a dog run, lawns tended to by a remote mower, and electric gates.

Parkmore is conveniently situated just off the old N7 and ten minutes' walk to the town centre, the Sacred Heart School, Colaiste Phobal, a local shop (Circle K Filling Station) and the M7 motorway. It is a good private residential area, and houses are seldom offered for sale here.

Accommodation

Entrance Hall 2.08m x 5.27m (6'10" x 17'3"): Resin floor continuing into the kitchen/living room.

Sitting Room 7.59m x 4.17m (24'11" x 13'8"):

Kitchen Dining Room 7.57m x 4.17m (24'10" x 13'8"):

Utility Room 4.48m x 2.07m (14'8" x 6'9"):

Bathroom 1.78m x 3.08m (5'10" x 10'1"):

Bedroom 1/Office 2.51m x 4.19m (8'3" x 13'9"):

Bedroom 2 4.55m x 4.74m (14'11" x 15'7"):

Landing 2.73m x 4.74m (8'11" x 15'7"):

Bedroom 3 4.55m x 4.74m (14'11" x 15'7"):

Bedroom 4 4.12m x 4.74m (13'6" x 15'7"):

Bathroom 1.65m x 2.70m (5'5" x 8'10"):

Garage 1 9.22m x 5.65m (30'3" x 18'6"):

Garage 2 5.98m x 5.65m (19'7" x 18'6"):









Garden

A much desired south facing aspect. The garden features, electric entrance gates, tarmacadamed drive, double garages, dog run, manicured lawns with remote Automower, and a printed concrete patio.

Directions

Please follow Eircode E53 CY99.

BER

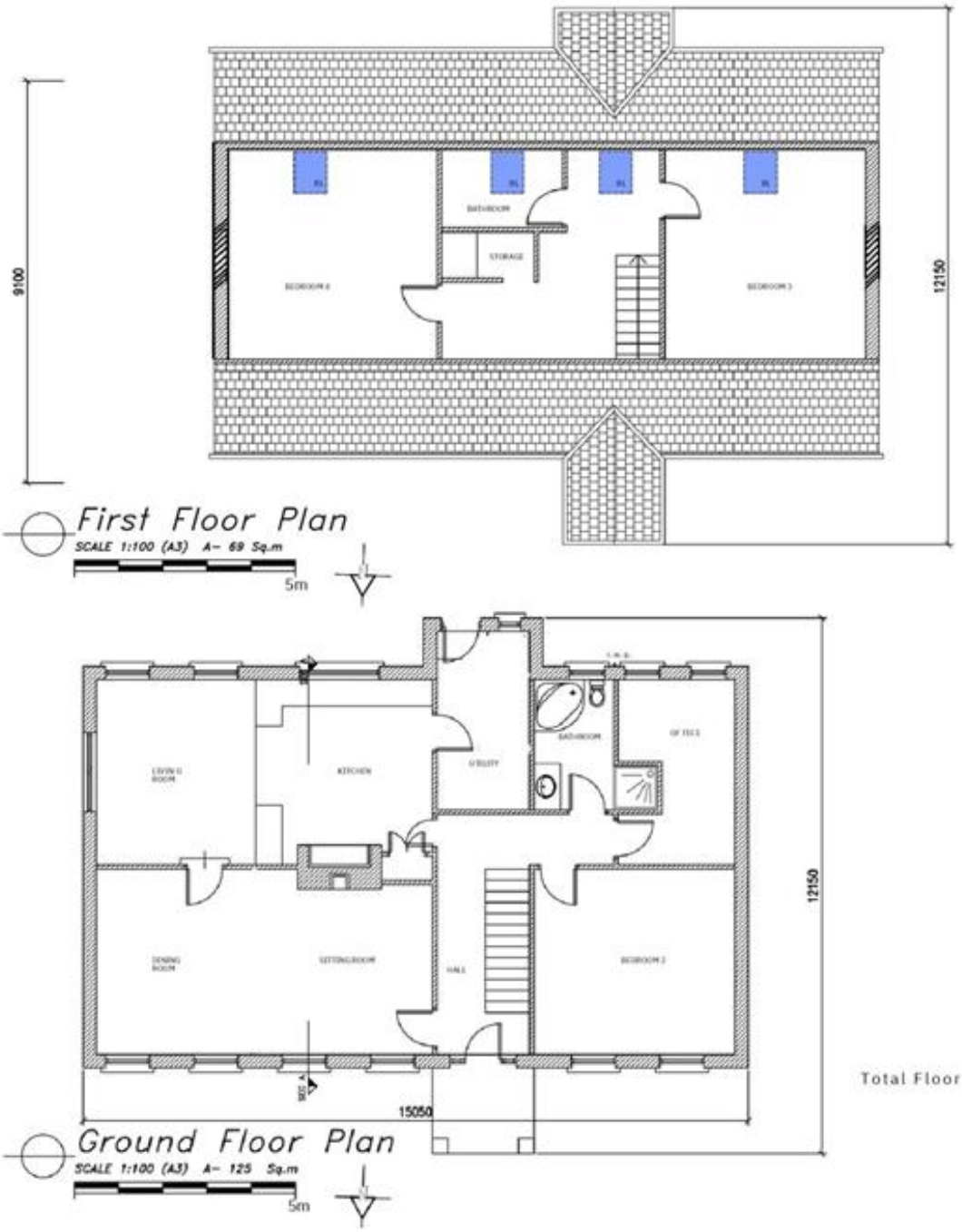
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Special Features & Services

- Solar panels installed with battery storage. Provides all hot water & remote digital controls.
- Since their installation there has not been an electricity charge at the house and in fact the family can sell excess power to the grid.
- Oil fired central heating is supplemented but five infra-red panels in the house. Remote heating panels ideal for daytime use, powered by the solar panels and also controlled remotely.
- CCTV installed and electric gates
- Fibre Broadband installed.
- Husqvarna robotic mower installed and remaining at the house.
- Water softener installed protecting all appliances.
- Mains water & mains sewerage facilities.







Total Floor Area = 194 sq/m

NEGOTIATOR
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