

For Sale

Asking Price: €229,000

**Sherry
FitzGerald**
Fogarty



20 Ard Na Greine, Roscrea,
Co. Tipperary. E53 RR96.

BER B3

sherryfitz.ie



Sherry Fitzgerald Fogarty are delighted to welcome you to 20 Ard na Greine, which is a perfectly presented family home, located on this very convenient road. Built in 2005 this lovely house has been so well cared for and is a great purchase for a first-time buyer or an investor.

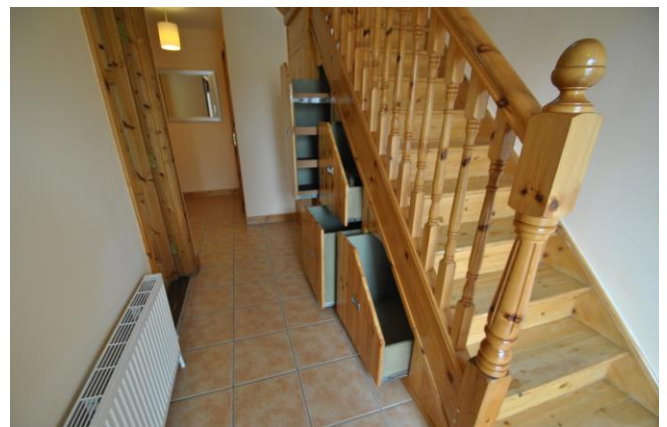
Rooms include an entrance hallway, a sitting room, a kitchen cum dining room, a separate utility room, a guest WC, four bedrooms, one ensuite and a family bathroom. The decor throughout is all fresh and renewed, with some unique colourful pvc stretch ceiling detail erected. Oil fired central heating and Upvc double glazing are installed, and e fibre Broadband is available in the area. The rear garden is south facing and has two sheds, a BBQ area and a gazebo. In total the floor area is a generous approx. 131 sq. mts.

The owners are willing to sell their furnishings with the house.

No 20 has a manicured lawn, two garden sheds and a side entrance to the rear, as well as parking for two cars to the front of the house.

Ard na Greine is situated 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 4.70m x 1.27m (15'5" x 4'2"): Ceramic Tiled Floor.

Clever sliding understairs storage.

Living Room 4.91m x 4.11m (16'1" x 13'6"): Insert stove.

Stone effect chimney breast.

Laminate floor.

Kitchen / Dining Room 4.78m x 3.40m (15'8" x 11'2"):

Ceramic tiled floor.

Nice range of kitchen units.

Sliding patio door to back garden.

PVC stretch ceiling with recessed light.

T.V. point.

Utility Room 1.70m x 1.84m (5'7" x 6"):

Plumbed washing machine.

Stainless steel sink unit and good storage.

Door to access back garden.

Guest W/C & WHB 1.37m x 1.48m (4'6" x 4'10"): Wheelchair accessible.

First Floor Natural wood staircase

Landing 3.48m x 1.07m (11'5" x 3'6"): Stira attic stairs.

Floored and shelved.

Hot-press with immersion.

Bedroom 1/ Master 3.07m x 4.92m (10'1" x 16'2"): En suite

bedroom with bay window.

Timber floored.

En-Suite 1.80m x 1.09m (5'11" x 3'7"): Electric shower.

W/C & WHB

Bedroom 2 2.38m x 3.07m (7'10" x 10'1"): Ideal for a home

office.

PVC stretch ceiling.

Bedroom 3 3.56m x 3.08m (11'8" x 10'1"): Cornice detail.

Timber floor.

T.V. Point.

Bedroom 4 1.52m x 2.60m (5' x 8'6"): Timber floor, Wall

shelving and stretch PVC ceiling.

Bathroom Bath W/C & WHB





Garden

No. 20 has a manicured lawn, two garden sheds, a BBQ area and a gazebo. There is parking for two cars to the front of the house. with a side entrance leading to the rear. The rear garden is south facing.

Directions

Please follow Eircode E53 RR96.

Special Features & Services

- All Furniture remaining in sale.
- Perfect decor and condition throughout.
- Oil fired central heating & Upvc double glazed throughout.
- Two sheds remaining in sale includes smoking house BBQ area.
- Power supplied to one shed.
- Off street parking to the front for up to two cars.
- Mains water and mains sewerage connection.
- Approx 1km to the town centre.
- Fibre Broadband available.

BER BER B3, BER No. 117423103





NEGOTIATOR

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