

For Sale

Asking Price: €625,000

**Sherry
FitzGerald**
Fogarty



Boherdeel, Crinkill, Birr,
Co. Offaly. R42 W298.

BER C3

sherryfitz.ie



Sherry FitzGerald Fogarty are proud to offer this outstanding detached residence for sale. A super family home together with a large garage/workshop/gym/home office surrounded by manicured gardens. This house is perfectly positioned enjoying country life but just ten minutes drive from Birr town centre, and so convenient to many midlands regions and commercial centres.

Built in 2003, and extending to approximately 202 sq. mts (2,174 sq. ft.) this is just the ideal family home. The house has a perfect layout, all rooms are beautifully decorated, and there is a deep comfort throughout. From the very beginning, you will not fail to be impressed by such a beautiful home.

The impressive garage was added later in 2006 and it is ideal for so many uses.

Accommodation comprises an entrance hallway, a sitting room, a living room, a large kitchen come dining room, a utility room, and Guest WC.

At first floor level there is a gallery style landing with four large double bedrooms off, an ensuite bathroom and a family bathroom.

Features include beautiful tiling, a solid Oak kitchen with a granite worktop, plaster cornice throughout, marble fireplaces, a private well, a railed entrance with, patio & a garage/workshop that could accommodate many uses.



Accommodation

Entrance Hall 2.95m x 4.45m (9'8" x 14'7"):

Sitting Room 4.63m x 4.85m (15'2" x 15'11"): Cream Marble fireplace

Living Room 4.45m x 4.57m (14'7" x 15'): Cream Marble fireplace

Kitchen Dining Room 7.67m x 3.70m (25'2" x 12'2"):
Granite worktop.
Double sink.

Utility Room 3.30m x 2.61m (10'10" x 8'7"):

Guest WC

First Floor

Bedroom 1 3.92m x 4.61m (12'10" x 15'1"):

En-Suite

Bedroom 2 3.12m x 4.17m (10'3" x 13'8"):

Bedroom 3 4.35m x 4.62m (14'3" x 15'2"):

Bedroom 4 4.62m x 3.80m (15'2" x 12'6"):

Bathroom 2.60m x 2.96m (8'6" x 9'9"):





Garden

There are 1.25 acres of gardens all complete, with lawns, shrubbery, patio, auto mower and garage. An impressive front boundary wall with cast iron railings has been built and this adds to privacy and security all round. There are robotic mowers installed to keep the garden in pristine condition along with CCTV for security.

Directions

Please follow Eircode R42 W298.

Special Features & Services

- 5G Broadband connected with Wireless Connect
- Oil fired central heating & Upvc double glazed
- Private well with water treatment unit
- Septic tank on site
- Super size garage Garage built in 2006
- Font boundary wall with cast iron railings
- Plaster cornice throughout.
- CCTV system installed
- Automated robotic mower
- School Bus service for both primary and secondary schools pass the house.

BER BER C3, BER No. 107670119





NEGOTIATOR

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