

For Sale

Asking Price: €199,000

**Sherry
FitzGerald**
Fogarty



18 Sheehane, Roscrea,
Co Tipperary. E53 HN82

BER D2

sherryfitz.ie



18 Sheehane is such a great home, easily managed, completely refurbished and extended and adapted for wheelchair use.

This quiet estate is popular with all buyers, and it is only ten minutes walking distance from Roscrea town centre.

A semidetached bungalow on a very large site, No 18 has a lovely front garden set out in a lawn, with a side entrance to the rear garden, which has all been tarmacadamed.

The house was built in 1973 and extends to approx. 109 sq. mts/1,173 sq ft.

Internally there is a nice sized entrance hall, a sitting room, a smaller kitchen, four bedrooms, a family bathroom, and an en suite shower room. The accommodation is so well presented and this is an ideal house for a young family or an investor.

Upvc windows have been installed together with an oil-fired boiler, and a stove with a back boiler. The fourth bedroom has independent wheelchair access from the back of the house, and the wet room is fully wheelchair adapted.

Sheehane is so convenient to both Dromakeenan National School, and Scoil Eoin, as well as the town centre.



Special Features & Services

- Wheelchair accessible and wet room bathroom added.
- Easily managed house and low running costs.
- Oil fired central heating with digital timer.
- Mains water & mains sewerage connection.
- Good access to town centre.
- Fuel store to rear and great parking space.

Accommodation

Entrance Hall

Living Room

Kitchen Dining Room

Family Bathroom

Bedroom 1

Bedroom 2

Bathroom

Bedroom 3

Bedroom 4



Garden

Large rear yard tarmacadamed.

BER BER D2, BER No. 109825398

Directions

Please follow Eircode E53 HN82.



NEGOTIATOR

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