

# For Sale

Asking Price: €290,000

**Sherry  
FitzGerald**  
Fogarty



Cedar Ville, Carrig, Roscrea,  
Co. Tipperary. E53 H049.

**BER D1**

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



Located on Carrig Hill, Cedarville is in a beautiful setting on high ground with great privacy all around the house and gardens. The house stands on a total land area of approx. one third of an acre.

Built in 1978 this fine bungalow has a floor area of approx. 127 sq mts/1,366 sq ft.

It is such an ideal family home in great condition and may now qualify for the SEAI grants (subject to application) to upgrade the house all round, should one wish to do so.

As well as being in a very sought after residential district this house has the benefit of mature gardens, a part concreted rear yard with a large shed and a side access onto the adjoining laneway.

Accommodation comprises an entrance hallway, a sitting room, a dining room, a kitchen, four bedrooms and a bathroom. There is a large domestic garage to one side also.



### Special Features & Services

- Electric gates installed. Security gates to each side of the house.
- Tarmacadamed driveway.
- Domestic garage and small machinery/tool shed.
- Concreted rear yard with side entrance off lane onto Carrig Hill.
- Oil fired & solid fuel central heating.
- Intruder alarm installed.
- Mains water connection & septic tank drainage.

### Accommodation

#### Front Porch

**Entrance Hall** 1.2m x 3.79m (3'11" x 12'5"): Cloakroom to one side.

**Living Room** 4.55m x 4.09m (14'11" x 13'5"): Marble fireplace

**Dining Room/Sitting Room** 4.24m x 4.55m (13'11" x 14'11"): Marble fireplace. Dual aspect and views of rear garden.

**Kitchen** 3.02m x 5.08m (9'11" x 16'8"): Solid fuel stove with back boiler. Good range of kitchen units.

#### Utility Room/Back Porch

**Bedroom 1** 3.32m x 2.69m (10'11" x 8'10"): Mirrored slide robes.

**Bedroom 2** 3.45m x 2.69m (11'4" x 8'10"): Built in wardrobe.

**Bedroom 3** 3.79m x 3.01m (12'5" x 9'11"): Built in wardrobe.

**Bedroom 4** 4.30m x 3.02m (14'1" x 9'11"): Large built-in wardrobe with vanity unit & WHB. Lovely bright room with two windows to the garden.

**Bathroom** 3.02m x 2.10m (9'11" x 6'11"): Newly renovated with ceramic tiling, large walk-in shower, WHB, with vanity unit & WC.

### Garden

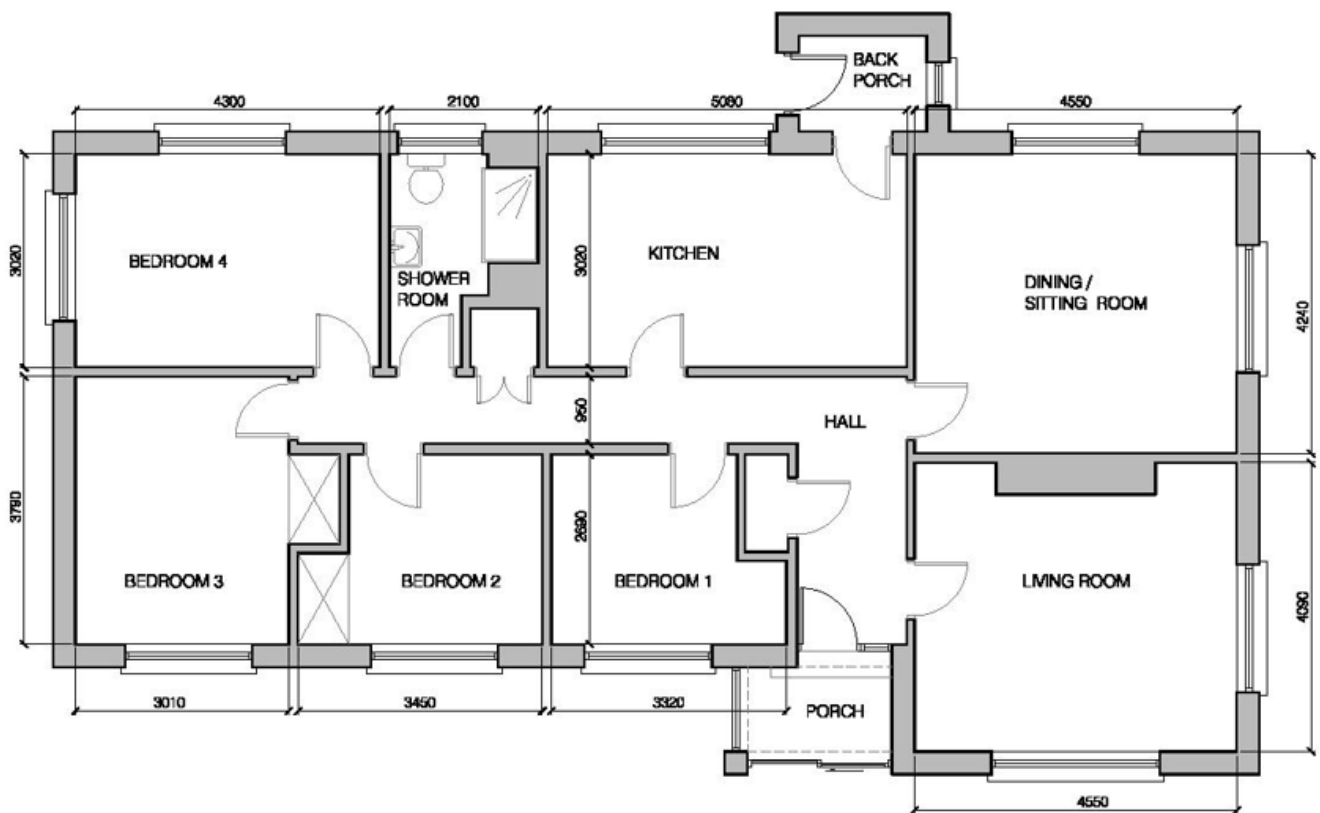
Mature gardens, a part concreted rear yard with a large shed and a side access onto the adjoining laneway.

**BER** BER D1, BER No. 117108860

### Directions

Please follow Eircode E53 H049





**GROUND FLOOR PLAN**  
 AREA - 127.33 sq.m



**NEGOTIATOR**

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