

# For Sale

Asking Price: €215,000

Sherry  
FitzGerald  
Fogarty



1 Ballyhall, Roscrea,  
Co. Tipperary. E53 AX64.

BER E2

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



Super three-bedroomed town house in an ideal location just a minutes' walk from Main St in such a convenient setting.

A town centre townhouse located close to Dunnes Stores and the new Primary Health Clinic it is the most convenient location.

This end of terrace house was extended and up graded to a high standard in more recent years. Not only are you purchasing the house in this instance but also a large adjoining yard which provides private parking and a possible site for another house subject to the necessary planning permission.

No 1 Ballyhall is presented for sale in excellent condition with no outlay required. It has a secure enclosed yard with gated side access and a useful storage shed.

Accommodation comprises an entrance hallway, a sitting room with open fireplace, a kitchen come dining room, ground floor shower room, and utility room.

At first floor level there are three double bedrooms and a bathroom.

The house has oil fired central heating and Upvc double glazed windows and doors. There is a very useful side entrance with access to the rear yard for oil deliveries, bin storage etc.

Great investment property and also a cosy secure home. Please call Julie Fogarty 0505 21192



## Accommodation

**Porch** 1.06m x .99m (3'6" x .324'10"):

**Living Room** 4.86m x 5.97m (15'11" x 19'7"):

**Kitchen / Dining Room** 4.67m x 3.96m (15'4" x 13'):

**Utility Room** 2.66m x 1.74m (8'9" x 5'9"):

**Shower Room** 1.74m x 1.86m (5'9" x 6'1"):

**Landing** 1.83m x 2.89m (6' x 9'6"):

**Bedroom 1** 4.95m x 3.06m (16'3" x 10'):

**Bedroom 2** 2.74m x 2.89m (9' x 9'6"):

**Bathroom** 2.91m x 1.77m (9'7" x 5'10"):

**Bedroom 3** 4.67m x 2.46m (15'4" x 8'1"):





### Garden

It has a secure enclosed yard with gated side access and a useful storage shed. There is also on street parking.

### Directions

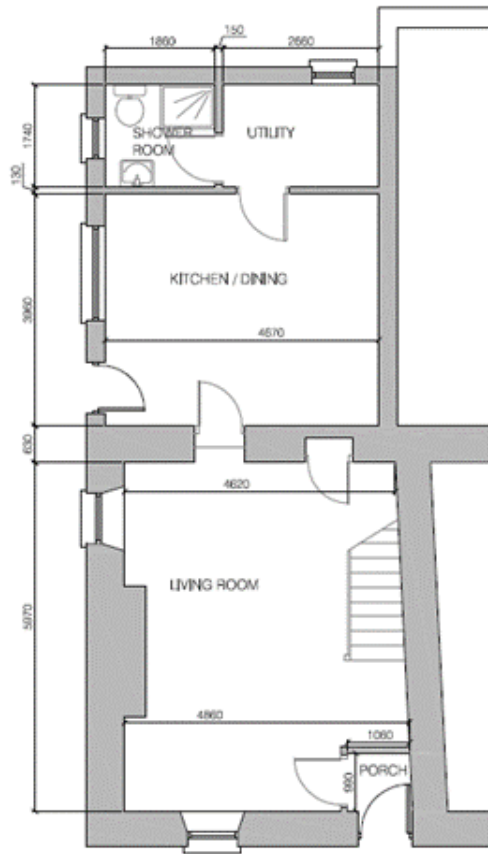
Please follow Eircode E53 AX64

### Special Features & Services

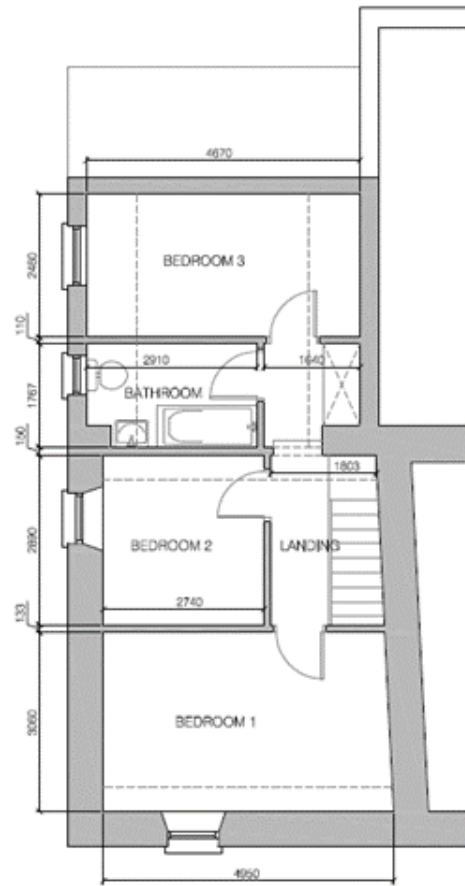
- Oil fired central heating
- Mains Water
- Mains Sewerage
- Side entrance to enclosed yard

**BER** BER E2, BER No. 117692772





**GROUND FLOOR PLAN**  
AREA - 58.42 sq.m



**FIRST FLOOR PLAN**  
AREA - 50.00 sq.m



**NEGOTIATOR**

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