

**PROPERTY  
PARTNERS**

**Richard Cleary**

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## **Puttaghaun, Tullamore, Co. Offaly.**

We have been favoured with instructions to sell 8 Turn Key residential units (with 16 carpark spaces) at Puttaghaun in Tullamore. This site is strategically located just off the Tullamore By-Pass on the Gateway Roundabout entrance to the town coming from the M6. The development should be completed in early 2017, it is ideal as a Retirement Village as it is located within a short walking distance from Tullamore Regional Hospital, it is also within a short walking distance of the future 21 acre 'Wellwood Health Care Centre & Private Hospital' site in Puttaghaun. We feel that the units will generate between 5%-6% gross yield per annum and coupled with capital appreciation, will offer an excellent opportunity for Private Investors and/or Pension Funds, it should also be noted that a Housing Agency has indicated that they may be prepared to lease the 8 units over a 15 year period.



**Advised Market Value : €1,200,000**

**Auctioneers, Valuers, Estate Agents, Property Consultants & Letting Agents**

**5 William Street, Tullamore, Co. Offaly.**

**Proprietor : Mr. Richard Cleary (M.I.P.A.V. & M.C.E.I. & assoc.I.A.V.I.).**

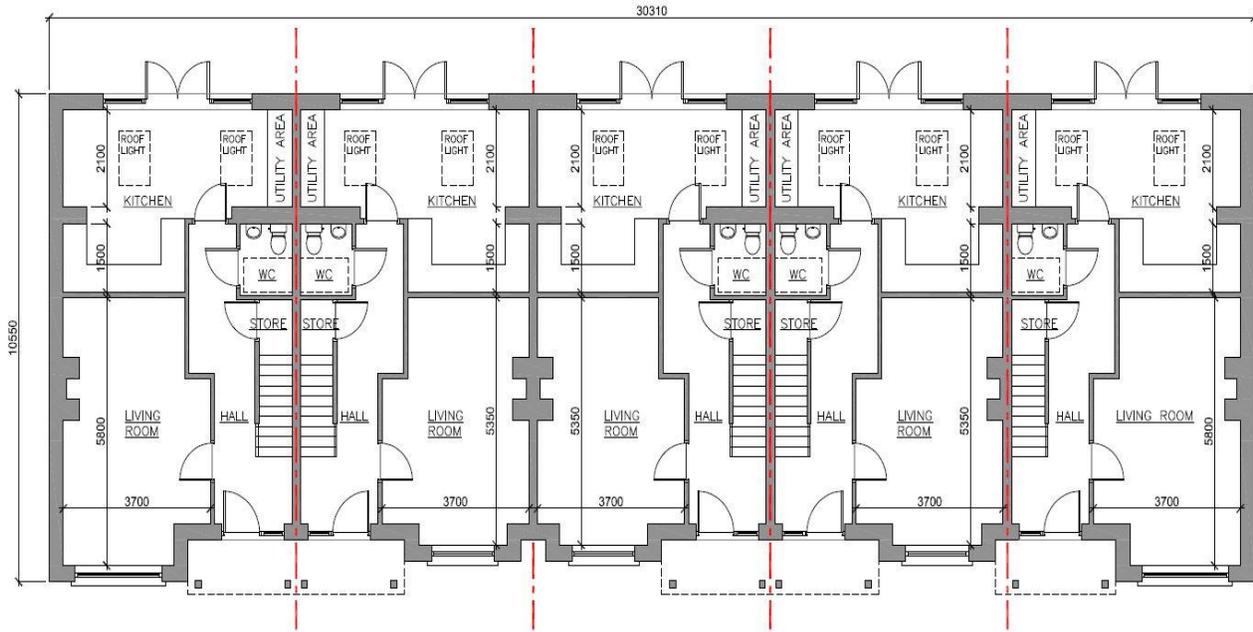
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# Site Location



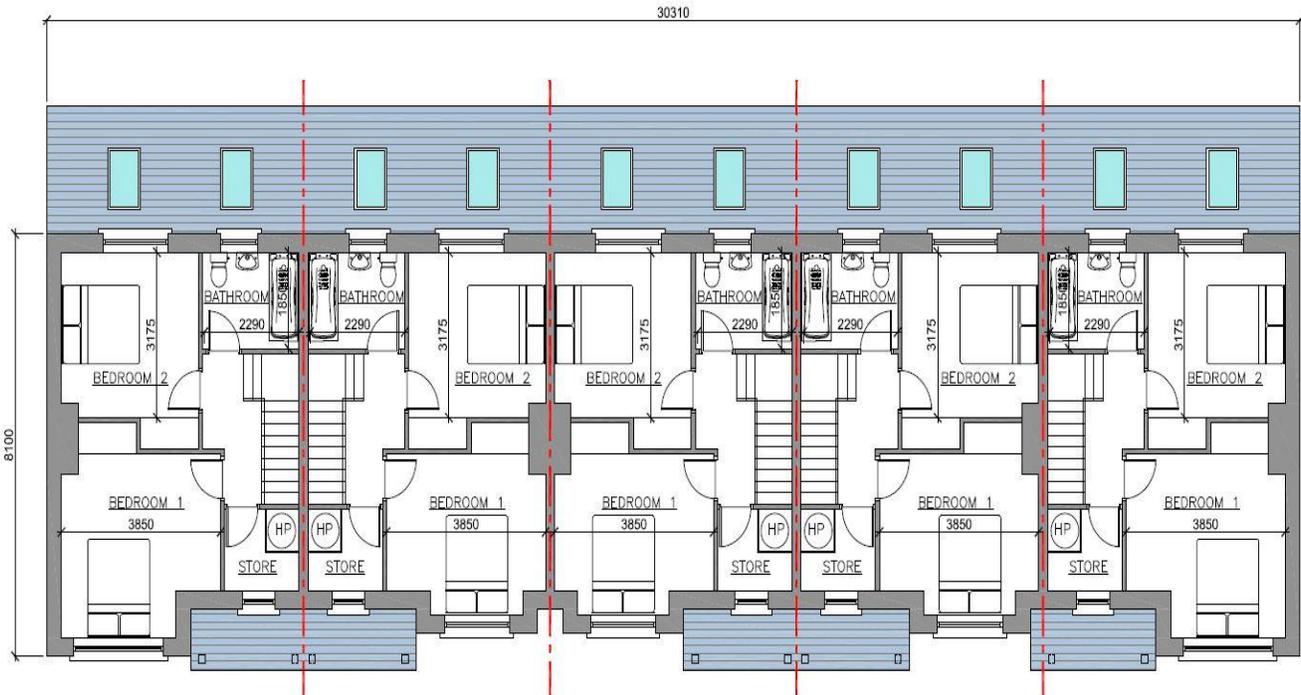
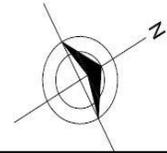
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# Floor Plans



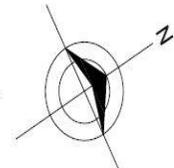
## 1. PROPOSED GROUND FLOOR PLAN - 5 DWELLING TERRACE

(Scale 1:100/A1)



## 2. PROPOSED FIRST FLOOR PLAN - 5 DWELLING TERRACE

(Scale 1:100/A1)



In total there are 3 mid terrace, 2 end of terrace & 3 semi-detached units. The following dimensions illustrated need to be confirmed and are for guidance purposes only, floor plans are available for inspection.

Entrance Hallway	(6.8 x 2.4)
Kitchen/Dining & Utility Area	(6.1 x 3.7)
WC	(1.5 x 1.2)
Store room 1	(1.0 x 1.0)
Living Room	(3.7 x 5.4)
Bedroom 1	(4.8 x 3.9)
Bedroom 2	(4.3 x 3.2)
Bathroom	(2.3 x 1.7)
Store Room 2	(2.4 x 2.4)



**Please Note**

Whilst every care is taken in the compilation of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.

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