

For Sale:
€299,000

HEFFERNAN
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

Tel: 057 9324622

Email: heffernanauctioneers@gmail.com

PSRA Licence No: 003314



BER C2

Carrig Cluain, Clara Road, Tullamore, Co Offaly. R35R9C7

3 Bedroom Townhouse – Prime Tullamore Location

This well-presented 3 bedroom townhouse is ideally located within walking distance of Tullamore town centre, the railway station, hospital and all local amenities. Situated in a quiet cul-de-sac within a popular residential development, the property also benefits from easy access to the N80, N52 and the Tullamore Bypass. This property offers an excellent combination of convenience, comfort and accessibility, making it ideal for owner-occupiers or investors alike.



Features

- Walk-in condition
- Gas-fired central heating
- Double-glazed windows throughout
- Fixtures and fittings included
- Tarmac driveway to the front with parking for two cars
- South-facing rear garden with garden shed
- Sought-after, quiet cul-de-sac location

Accommodation

- **Entrance Hallway: 5.58m x 1.90m**
Tile Floor
- **Sitting Room: c. 5.47m x 2.93m**
Wood floor, feature fireplace, tv point, bay window, double doors to kitchen/dining.
- **Kitchen/ Dining: c. 3.65m x 5.38m**
Fitted kitchen with tile surround, tile & wood floor, integrated oven, hob & extractor fan and fridge freezer. Patio doors to rear garden
- **Utility: c. 1.52m x 1.5m**
Tile floor, plumbed for washer / dryer , fitted units, door to side
- **Guest WC: c. 1.36m x 1.46m**
Tile floor, wc & whb

Carpeted stairs & landing with hot press off.

- **Bathroom: c. 1.94m x 1.68m**
Tile floor, bath with tile surround, wc & whb
- **Bedroom 1: c 4.34m x 3.62m**
Double to rear. Built-in wardrobes, tv point, wood floor
- **Ensuite: c. . 2.32m X 1.67m**
Tile floor, power shower, wc & whb
- **Bedroom 2: c. 2.77m x 3.36m**
Double to front. Built-in wardrobes, wood floor
- **Bedroom 3: c. 3.36m x 1.96m**
Double to front. Wood floor, fitted wardrobes

Viewings

By Appointment only: T: 057 (93)24622

E: heffernanauctioneers@gmail.com

CONDITIONS TO BE NOTED:

The above particulars are issued by Heffernan Auctioneers on the understanding that all negotiations are conducted through them. Every care is taken in preparing the above information, but they are issued as guidance only. Heffernan Auctioneers do not hold themselves responsible for any inaccuracies.

