

For Sale:
€185,000 – Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

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BER D1

25 Thornsberry Estate, Tullamore, Co. Offaly. R35 YF68

Ideal for First Time Buyer/ Investor. A 3 bedroom semi detached residence overlooking green at front. Walk-in condition - This property offers accommodation of kitchen/ dining room, living room, 3 bedrooms and bathroom. Patio doors open out to a paved patio area and private back garden with garage with roller door access from back lane. The property offers a central location and is within walking distance of Tullamore General Hospital and all local amenities. Viewing Highly Recommended



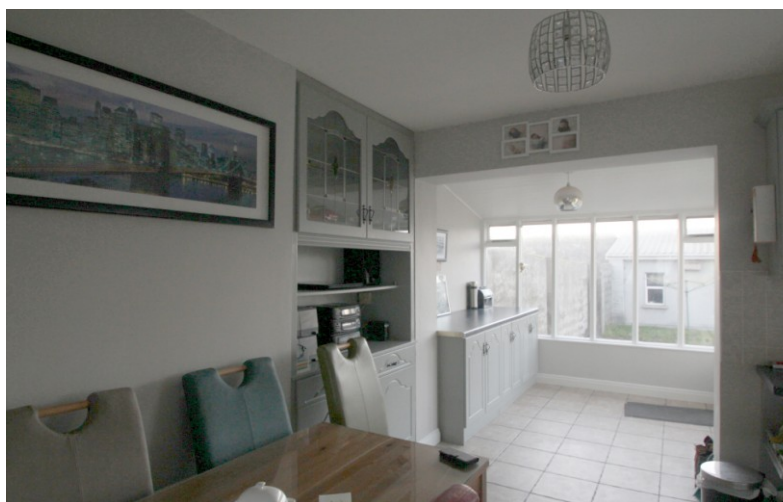
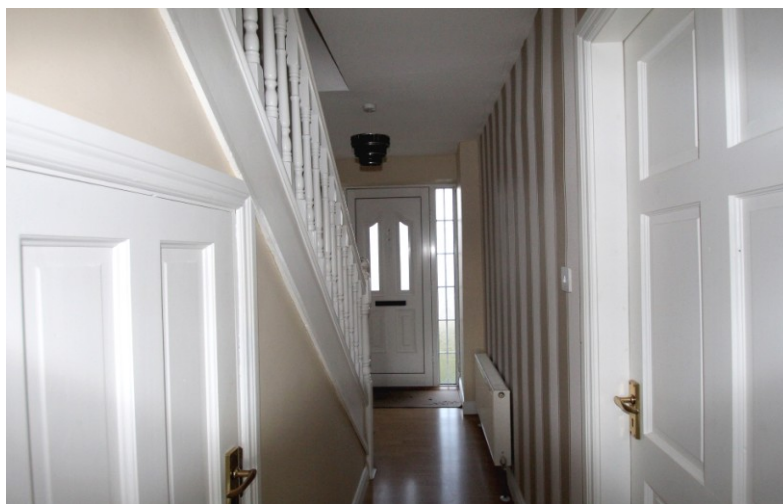
Features

- Walk-in Condition
- Oil Central Heating
- Secure rear garden with side gate and walk through from garage at end of the garden – walled surround
- Double Glazed Windows
- Garage 7.3m x 9.6m with WHB, WC and shower base, roller door access from back lane, wired for electricity, mechanics pit
- South facing garden
- Pump insulated walls
- Stira stairs to attic room – fully floored with velux windows. Ideal for home office

Accommodation

- **Entrance Hallway:**
Wood floor, under stairs storage
- **Living Room: 3.67m x 4.1mm**
Wood floor, feature solid fuel stove, tv point, built in units, double doors to kitchen / dining area.
- **Kitchen/ Dining: 2.66m x 5.59m**
Fitted kitchen with tile surround, integrated oven hob and extractor fan, fridge freezer, tile floor, tv point, patio doors to garden
- **Sunroom: 2.6m x 2.16m**
, Fitted units, tile floor, door to back, open archway from kitchen/ dining area

Call 057 3924622



Accommodation - Contd

Carpeted stairs to landing

- **Bathroom: 1.64m x 1.87m**
Fully tiled, bath, electric shower, wc & whb
- **Bedroom 1: 3.2m x 2.86m**
Wood floor, fitted wardrobes
- **Bedroom 2: 4.1m x 3.0m**
Wood floor, fitted wardrobes
- **Bedroom 3: 2.52m x 2.97m**
Wood floor, fitted wardrobes
- **Attic Room: 4.98m x 3.1m**
Timber floor & ceiling, heating, velux windows

BER Rating

D1

BER Number: 106587330

Performance Indicator: 243.35kWh/m²/yr)

Viewings

By Appointment only: Viewings by appointment with
Sole Agents

Contact Negotiator: T: 057 (93)24622

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CONDITIONS TO BE NOTED:

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