

For Sale:
€549,000 – Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

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Heirde, Spollanstown, Tullamore, Co. Offaly, R35 YV06

BER D1

Rare opportunity to purchase this four bedroom two storey residence nestled in the highly coveted address of Spollanstown, on the south side of Tullamore town centre. This property epitomizes spacious and comfortable living. Convenience and privacy is paramount with a gated entrance, off-street parking available on the tarmac drive. The private rear garden is ensconced within a walled enclosure, complete with a practical garden shed and a garage attached perfect for those that want a bit of space for a hobby or simply extra storage. With a roller door entrance to front, wired for electricity and lights, it's got everything one would need to possibly convert to additional living space. The property enjoys a highly convenient location being within walking distance of all essential and leisure amenities of Tullamore such as Schools, GAA, Rugby Club, Tullamore Harriers Athletics Club and Tullamore Train Station with regular trains servicing Dublin daily. The Midlands Regional Hospital Tullamore is located just 5 minutes away. With the town center's vibrant retail hub and amenities easily accessible by car or a leisurely stroll. Notably the Court and Bridge House hotels are on your doorstep perfect for afternoon tea or a spontaneous spa day. Viewing highly recommended.



Features

Prime location just off Spollanstown Road
Gated Entrance
Attached Garage 18' 6" x 13' 00"
Rear Shed 4' 6" x 6' 4"
Private rear garden
Walking distance to train station, town centre and all amenities
Opposite Tullamore Court Hotel.

Accommodation

Entrance Hallway

Tiled floor and storage space off

Kitchen 17' 09" x 16' 4"

Solid fuel cooker, double door to living room

Utility Room 6.9" x 13' 0"

Fitted kitchen. Tiled floor.

Dining Room: 11' 50" x 10' 10"

Patio, sliding door to sitting room

Living Room: 10' 50" x 13' 4"

Feature fireplace, tiled floor

Sitting Room: 13' 80" x 11' 5"

Feature fireplace, carpet floor

Guest W.C.: 3.00" x 7' 10"

Tiled with WHB and WC.

Upstairs with Hotpress off:

Bedroom One: 10" 7" x 12' 0"

Carpet, built in wardrobe

Ensuite: 6" 4" x 6' 0"

Tiled with Shower WHB and WC.

Bedroom Two: 14" 2" x 10' 8"

Carpet, built in wardrobe

Bedroom Three: 10" 3" x 9' 9"

Carpet, built in wardrobe

Bedroom Four: 12" 0" x 11' 9"

Carpet, built in wardrobe

Bathroom: 7" 3" x 7' 0"

Tiled with Shower, Bath, WHB and WC.

Viewings

By Appointment only:

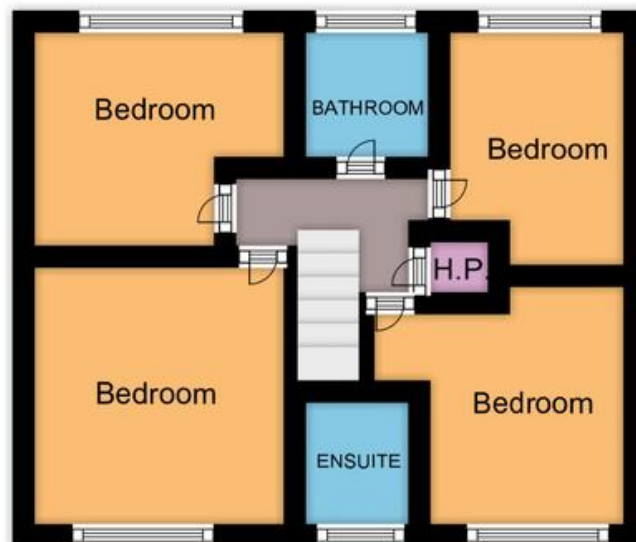
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Floor Plan



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.