

**For Sale:**  
**€190,000 – Offers invited**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

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PSRA Licence No: 003314



## **52 Callery Street, Tullamore, Co. Offaly. R35 KD42**

**Ideal for a first time buyer/ investor**

**Three bed mid terrace townhouse located in town centre location. Walk – in condition. This 3 bedroom mid terrace townhouse offers spacious living accommodation. Private rear garden offering off street parking as there is access to the rear of the property. The property is within walking distance of Tullamore General Hospital, the town centre and all local amenities. Viewing is highly recommended.**





## Features

- Double glazed windows and doors
- Oil Heating
- Walk-in condition
- Large Garden at rear – with rear access.
- Low maintenance garden to front
- Walking distance of town centre & Tullamore hospital
- Prime location
- Excellent development potential

## Accommodation

- **Entrance Hallway:**  
Bright entrance hall with tile floor
- **Living Room: 4.96m x 3.15m**  
Wood floor, feature stove with brick surround
- **Kitchen: 5.90m x 3.82m**  
Fitted kitchen with tile surround. tile floor, wood ceiling with inset lighting, patio doors to garden, French doors to living room
- **Bedroom 1: 2.87m x 3.03m**
- **Bathroom: 2.36 x 2.24**  
Tiled, bath, electric shower WHB and WC.
- **Bedroom 2: 3.88m x 3.03m**  
Built in wardrobes
- **Bedroom 3: 3.21m x 2.5m**  
Wood floor

## Viewings

By Appointment only:

Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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### 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.*

