

**For Sale:**  
**€229,000 – Offers Invited**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

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PSRA Licence No: 003314



## **Chancery Park Rise, Chancery Pk, Tullamore, Co Offaly. R35X3T6**

Great first time buyer home. This 3 bed semi detached family home situated in the popular development of Chancery Park. This property has generous living accommodation with an additional Sunroom off the Kitchen/ dining area. Conveniently located and providing easy access to Tullamore retail park and town centre and all its amenities this property is a must view for both first time buyers and investors alike. The property is in walk in condition and viewing highly recommended



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## Description

Chancery Park is a well established development on the outskirts of Tullamore town. The estate is conveniently located within walking distance to town and all amenities such as Aura Swimming Pool and Leisure Centre, Tesco, Tullamore Retail Park and the Tullamore by Pass. This three bedroom semi detached home offers generous living accommodation to the discerning purchaser. This home is in walk-in condition and has all the merits to make a great family home. The property has to be seen to be fully appreciated.

## Features

- Gas central heating
- Additional accommodation – Sunroom off Kitchen/ Dining room
- Pine doors & shirting throughout
- Double glazed windows
- Walk-in condition.
- Tarmac drive to front – space for 2 cars
- Alarmed
- Garden shed to rear
- Located in quiet cul de sac in the popular development
- Walking distance of Tullamore Retail Park (Tesco, Aldi, Woodies etc)

## Accommodation

- **Entrance Hallway:**  
Tile floor, phone point.
- **Kitchen/ Dining: c. 17'10" X 11'7"**  
Fitted kitchen, plumbed for washer / dryer, tile floor, integrated oven, hob & extractor fan, dishwasher and fridge freezer. Double doors from kitchen/ Dining room to Sunroom
- **Sun room: 8'11" X 12'1"**  
Tiled floor, double doors to garden
- **Guest WC: c. 5'10" X 4'5"**  
Tile floor, wc & whb
- **Sitting Room: c. 19'4" X 11'7"**  
Wood floor, feature fireplace, tv point, ceiling coving

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## Accommodation – contd.

**Carpeted stairs & landing with hot press off.**

- **Bathroom: c. 7'0" X 6'4"**  
Fully tiled, bath, shower, wc & whb
- **Bedroom 1: c. 11'3" X 11'5"**  
Fitted Wardrobes, tv point, carpet
- **Ensuite: c. 6'5" X 6'0"**  
Tiled, pump shower, wc & whb
- **Bedroom 2: c. 10'8" X 9'9"**  
Fitted Wardrobes, carpet
- **Bedroom 3: c. 10'10" X 7'10"**  
Fitted Wardrobes, carpet

## BER Rating

C1

Ber Number 101117125

Performance Indicator: 166.52 kWh/m2/yr

## Viewings

By Appointment only: Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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### CONDITIONS TO BE NOTED:

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