

For Sale:
€159,950

HEFFERNAN
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

Tel: 057 9324622

Email: heffernanauctioneers@gmail.com

PSRA Licence No: 003314



5 Newberry Mews, Edenderry, Co. Offaly. R45 EV24

Great Investment/ first time buyer home.

This 3 bedroom townhouse (97 sq m) is located in an extremely sought after quiet location within walking distance to Edenderry & all local amenities. The property is in need of renovation. Its located 40 minutes from Dublin and only 20 minutes to the M4 motorway. There is a daily bus service hourly to Dublin. Viewing highly recommended



Features

- Oil central heating
- Double glazed windows
- Pine doors & shirting
- Cobb lock drive to front
- Town centre location
- Walking distance of Schools and all local amenities

Accommodation

- **Entrance Hallway:** c.2.35m x c.4.56m
Wood floor, under stairs storage
- **Kitchen/ Dining:** c.4.24m x c.2.60m
Fitted kitchen, plumbed for washer / dryer, tile floor,
- **Guest WC:** c.1.5m x 2.27m
Tile floor, WHB, WC
- **Sitting Room:** c.6.24m x 3.63m
Wood floor, electric fireplace, tv point, patio door to back

Carpeted stairs and landing with hot press off

- **Bathroom:** c.2.01m x 1.78m
Tiled, bath, wc & whb
- **Bedroom 1:** c.4.04m x 3.02m
Fitted Wardrobes, tv point
- **Ensuite:** c.2.5m x 1.1m
Tile floor, shower, wc & whb
- **Bedroom 2:** c.3.10m x 2.81m
- **Bedroom 3:** c.2.62m x 2.44m

Viewings

By Appointment only: Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

T: 057 (93)24622

E: heffernanauctioneers@gmail.com



CONDITIONS TO BE NOTED:

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