

**For Sale:**  
**€159,950**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

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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

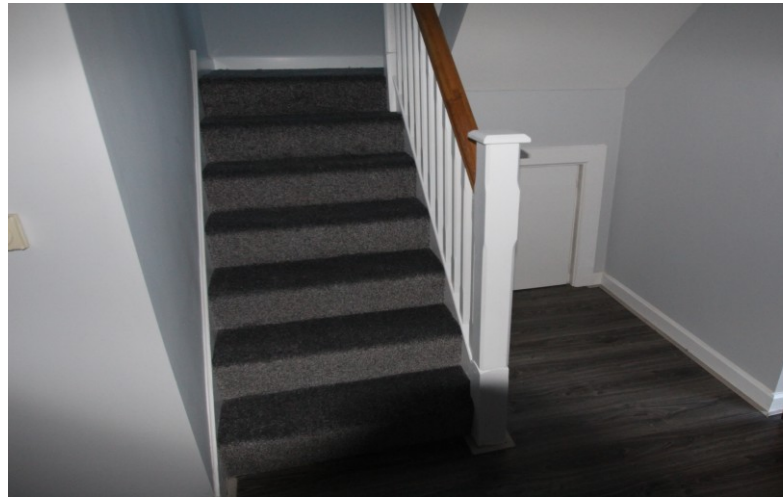
## Viewings

By Appointment only: Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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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.*