

For Sale:
€615,000 – Offers Invited

HEFFERNAN
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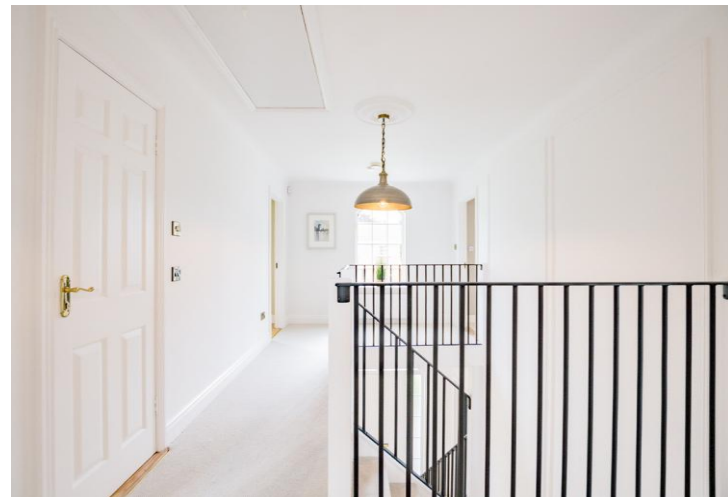
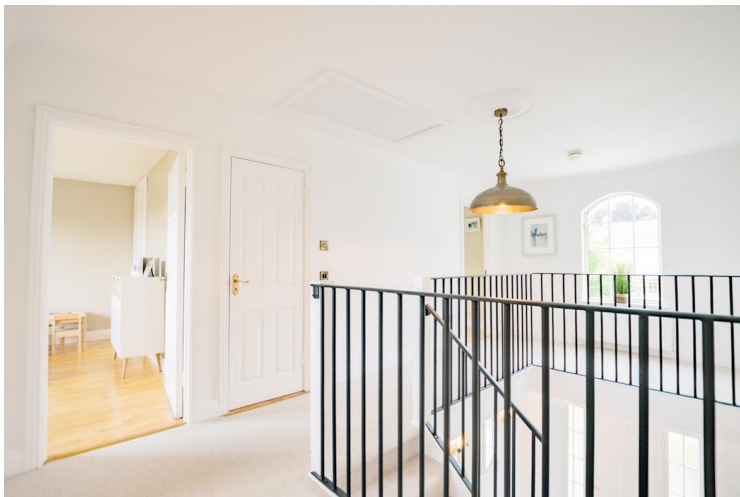
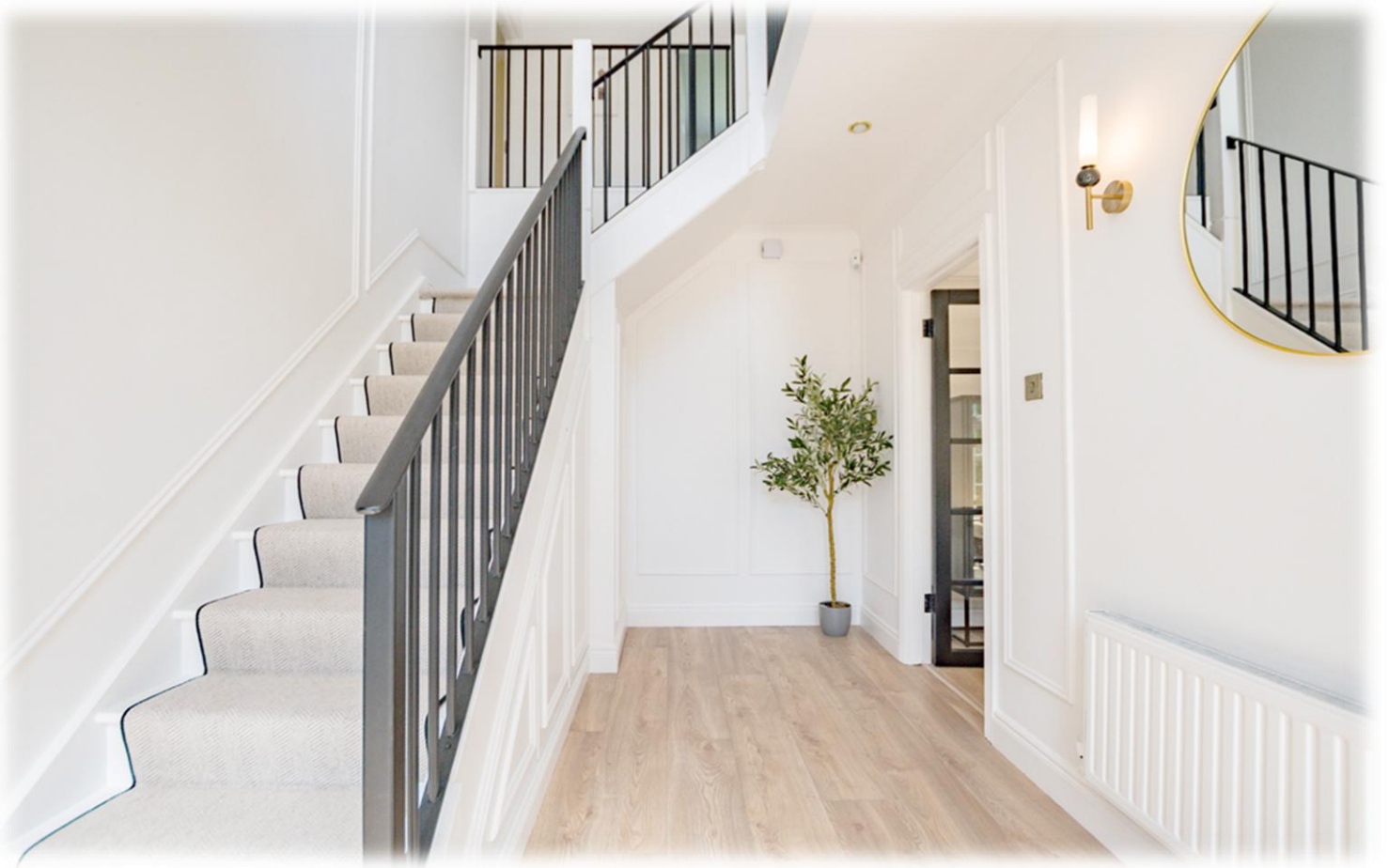
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22 Ashley Court, Tullamore, Co. Offaly. R35 EP23

This newly decorated modern 4 bedroom residence is situated in the estate of Ashley Court – just off Bachelors Walk in Tullamore. This property offers a purchaser a very rare opportunity to acquire a home of distinction situated in a prestigious, sought after location within Tullamore town. This beautiful turnkey residence offers spacious living accommodation to the discerning purchaser. On gaining access through a gated entrance one is greeted by a sweeping cobblelock drive leading to a beautiful home with mature private rear gardens. This property has to be seen to be fully appreciated!

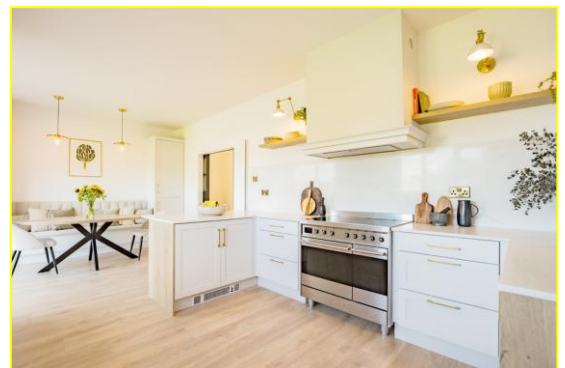




Beautiful Family Home

This recently renovated four bedroom detached residence is situated in a quiet cul-de-sac and comes to market in excellent condition. The property is set back from the road and access is gained through a gateway to a sweeping cobblelock driveway to front. The property is encased within mature grounds and the interior offers bright, modern and spacious living accommodation. There is side access to the rear garden. The location of this property is excellent as it's a short walking distance of all amenities of Tullamore Town including Train Station, Tullamore Court Hotel and Leisure Centre, shops, schools to name but a few. It also offers easy access to the N80/N52 and Tullamore by Pass.

Viewing Highly Recommended



ACCOMMODATION:

Front Hall:

Spacious entrance with under stair storage.
Wood floor, inset lighting, wall paneling

Living Room: 5.3m x 4.02m

Feature electric fireplace, tv point & wood flooring. Ceiling and light coving. Custom made shelving units

Sitting Room: 4.02m x 4.5m

Feature electric fireplace, tv point & wood flooring. ceiling and light coving. French doors to kitchen / Dining Room

Kitchen/ Dining room: 6.67m x 3.58m

Light filled open plan space. Newly fitted kitchen with marble top counter and surround, integrated dishwasher, oven, hob & extractor fan. Wood floor. French doors to Sitting room. Patio door to back garden

Utility: 2.63m x 2.03m

Tile floor, fitted storage units, plumbed for washer/dryer. Door to back garden

Guest WC: 2.61m x 0.85m

Fully tiled with newly fitted w/c and whb.

Carpeted stairs & landing with ceiling coving and walk-in hotpress off

Bathroom: 2.82m x 2.02m

Newly fitted. Contains w/c, whb, bath and power shower.



ACCOMMODATION: *Contd.*

Bedroom One (Master): 3.97m x 4.02m

Generous sized double room with built-in wardrobes, tv and phone outlet points. Carpeted flooring.

En-Suite: 2.68m x 1.478m

Newly fitted. Contains w/c, whb and electric shower.

Bedroom Two: 3.8m x 3.7m

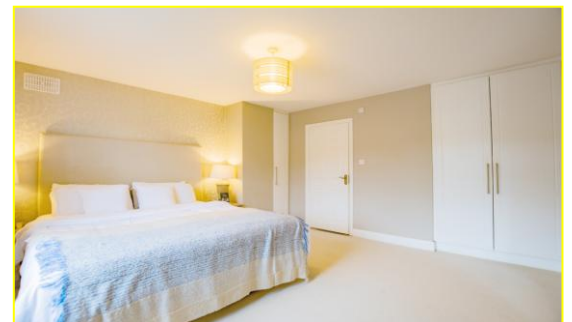
Generous double room with built-in wardrobes and wood floor

Bedroom Three: 4.02m x 2.62m

Generous double room with built-in wardrobes, wood floor.

Bedroom Four: 3.67m x 3.5m

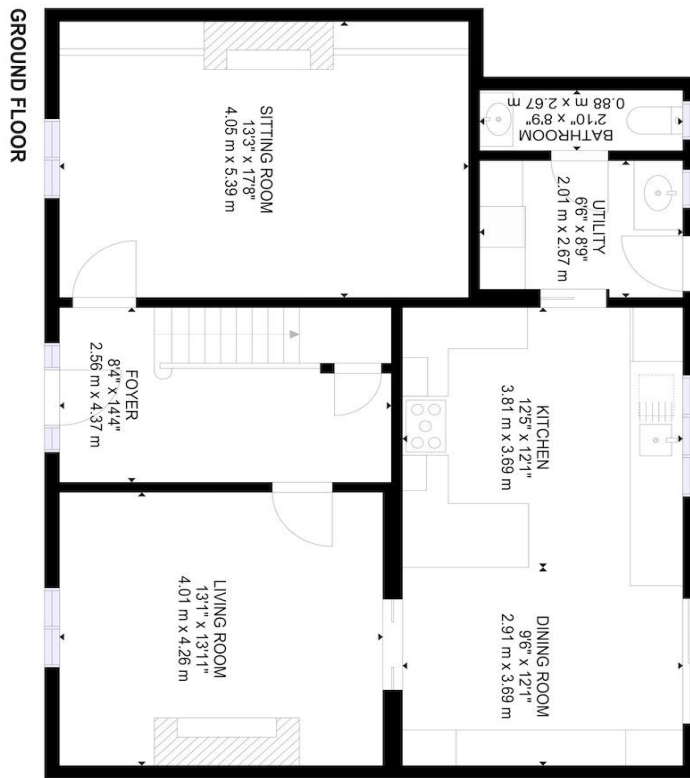
Generous double room with built-in wardrobes, wood floor.



SPECIAL FEATURES & SERVICES:

- Turnkey – excellent condition
- 2 Reception rooms
- High 8 foot ceilings
- Alarmed
- Recently renovated – new bathrooms, ensuite and kitchen
- Double glazed windows throughout
- Stira stairs to attic
- Walled garden and landscaped site
- Electric car charger to side
- Cobble lock drive
- Superb location

Floor Plans:



GROSS INTERNAL AREA
 FLOOR 1: 933 sq.ft, 87 m², FLOOR 2: 908 sq.ft, 84 m²
 TOTAL: 1841 sq.ft, 171 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VIEWINGS:

Strictly by prior appointment with the sole selling agent
 Tel: 057 9324622. Email: hefernauctioneers@gmail.com