

For Sale:
€260,000

HEFFERNAN
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Clonminch Wood, Tullamore, Co. Offaly. R35 DT62

Set in the mature development of Clonminch Wood in Tullamore, Co. Offaly. The property enjoys convenient access to a wealth of local amenities. This property is a 4/5 bedroom semi detached dormer bungalow residence (main ensuite). Overlooking a green to the front and with it has a large private rear garden. The residence offers spacious living accommodation. Ideal for first time buyer/ investor



Features

- Spacious living accommodation
- Oil central heating
- Alarmed
- Large private back garden with paved patio area
- Overlooking green at front.
- Walking distance of Schools and all local amenities

Accommodation

- **Entrance Hallway: 1.1m x 7.0m**
Alarm pad, wood floor, hot pres off
- **Living Room: 4.1m x 4.1m**
Wood floor, open fireplace with feature stove, ceiling rose and coving
- **Kitchen : 3.1m x 2.8m**
Fitted kitchen with tile surround, tiled floor, integrated oven, hob and extractor fan, door to back garden.
- **Bedroom 1 (Rear): 2.8m x 2.8m**
Wood floor.
- **Bathroom: 2.8m x 1.8m**
Tile floor. Bath with tile surround, WHB & WC
- **Bedroom 2 / Office: 3m x 2.8m**
Wood floor.

Upstairs: Solid wood stairs to landing

- **Bedroom 3: 3.8m x 2.9m**
Wood floor
- **Bedroom 4: 3.8m x 2.8m**
Wood floor
- **Bedroom 5: 3.02m x 2.6m**
Wood floor, tv point
- **Walk-in Wardrobe: 2.8m x 1.4m**
Fitted shelving, wood floor
- **Ensuite: 2.8m x 0.48m**
Shower, WC & WHB, Wood floor

Viewings

By Appointment only: Viewings by appointment with Sole Agents
Contact: T: 057 (93)24622 E: heffernanauctioneers@gmail.com

