

For Sale:
€225,000 - Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

Tel: 057 9324622

Email: heffernanauctioneers@gmail.com

PSRA Licence No: 003314



Clonminch Woods, Tullamore, Co. Offaly. R35 AE10

IDEAL FIRST TIME BUYER / INVESTMENT HOME

This well maintained 3 bedroom semi-detached residence is situated in the much sought after Clonminch Woods development. This property will make the discerning purchaser a beautiful family home. Tarmac drive for off street parking at the front the property it is just a ten minute walk from town centre close to all amenities and the Tullamore bypass and M4 interchange. Viewing Highly Recommended.



Features

- Double glazed windows throughout
- Oil central heating
- The garden includes a vegetable garden and a garden shed
- Located in a quiet cul-de-sac
- 5 minute walk to Tullamore town centre, close to all local amenities.

Accommodation

- **Entrance Hallway: 6.23m x 1.96m**
Spacious entrance hall with tile floor.
- **Living Room: 5.5m² x 3.20m**
Wood floor, feature fireplace, double doors to kitchen/ dining area
- **Kitchen:/ Dining 5.32m x 2.91m**
Fitted kitchen with tile surround, tile floor, integrated hob, oven & extractor fan. French patio doors to back garden
- **Utility: 1.16m x .98m**
Tile floor, Plumbed for washer/ dryer
- **Guest WC: 1.67m x .75m**
Tile floor, WHB & WC

Upstairs to carpeted landing area with hot press off

- **Bedroom 1: 3.53m x 3.20m**
With Ensuite, fitted wardrobes, TV, phone point
- **Ensuite : 1.97m x 1.43m**
Shower with tile surround, tile floor WC & WHB
- **Bedroom 2: 3.97m x 2.74m**
Wood floor, Fitted wardrobes
- **Bedroom 3: 2.45m x 2.67m**
Fitted wardrobes
- **Bathroom: 1.97m x 1.96m**
Fully tiled, Bath, WC & WHB)

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.

Viewings By Appointment only:

Contact Negotiator:

T: 057 (93)24622 E: heffernanauctioneers@gmail.com

