

**For Sale:**  
**€139,000 – Offers Invited**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

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## Pearse Park, Co Offaly. R35HV27

**Great first time buyer home.**

**Conveniently located and providing easy access to Tullamore town centre and all its amenities this property is a must view for both first time buyers and investors alike. This townhouse has a large private rear garden & overlooks green to the front. The property is a 3 bedroom semi detached house but also offers the option to extend to the rear. The property is in need of modernization.**





## Features

- Oil central heating
- Detached shed to rear (6.38m x 3.67m)
- Private large garden to rear
- Overlooks green to front
- Great opportunity to extend the property
- Walking distance of all amenities

## Accommodation

- **Entrance Hallway:** c1.88m x 4.51m
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- **Dining Room:** c. 4.82m x 3.7m  
Solid fuel stove, hot press & double doors to kitchen
- **Kitchen:** c. 2.7m x 3.74m  
Fitted kitchen
- **Utility:** c. 2.85m x 1.41m  
Plumbed for washer/dryer, sink unit, door to back
- **Sitting Room:** c. 3.34m x 3.1m
- **Study:** c. 3.8m x 2.5m  
Toilet & shower off
- **Upstairs**
- **Bathroom:** c. 2.18m x 1.55m  
Bath, wc & whb.
- **Bedroom 1:** c. 4.0m x 3.37m  
Built in wardrobes
- **Bedroom 2:** c. 2.87m x 3.35m  
Built in wardrobes
- **Bedroom 3:** c. 1.96m x 3.35m

## BER Rating

TBC

Ber Number

Performance Indicator

## Viewings

By Appointment only: Viewings by appointment with  
Sole Agents

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