

For Sale by Online Auction:
Thursday 22nd July 2021
via www.youbid.ie

Price Guide €120,000

HEFFERNAN
AUCTIONEERS & VALUERS

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35 Carrickhall Lane, Edenderry, Offaly, R45 AF82.

This spacious 2 bedroom mid terrace property is an ideal starter/ investment home. The property offers spacious living accommodation with private rear garden in a secure town centre location. This property is located within Carrickhall Close is a Town Center Development within walking distance to all Services & Amenities such as Dunnes Stores Shopping Center, All Schools and Sporting Grounds.



Features

- Walk-in condition
- Oil fire central heating
- Double glazed windows
- Private at rear with decked seating area
- Town centre location
- Walking distance of Schools and all local amenities
- Great starter home/ investment

Accommodation

- **Entrance Porch**
Tile floor
- **Kitchen: 3.98m x 3.32m**
Fitted kitchen with tile surround, tile floor, patio doors to back garden with decked seating area
- **Utility: 3.58m x 1.0m**
Plumbed for washing machine, tile floor
- **Living Room: 5.4m x 3.32m**
Open fireplace, wood floor, ceiling coving
- **Guest WC 1.95m x 1.20m**
Tile floor, WHB & WC

Upstairs: Carpeted stairs and landing area

- **Bathroom: 2.15m x 2.06m**
Bath with tile surround, tile floor, WHB & WC
- **Bedroom 1: 3.5m x 3.33m**
Wood floor, built-in wardrobes
- **Bedroom 2: 3.70m x 3.5m**
Wood floor, built-in wardrobes
- **Ensuite 2.7m x 0.87m**
Electric shower, wc & whb

Viewings - by appointment

Contact Negotiator: Heffernan Auctioneers

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Solicitor:

TBC

