

For Sale:
€175,000 – Offers invited

HEFFERNAN
AUCTIONEERS & VALUERS

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PSRA Licence No: 003314



New Road, Ballylin, Ferbane, Co. Offaly. R42 W884

This 3 bedroom detached bungalow is set on a landscaped site a short distance from Ferbane town. This beautiful home boasts a private rear garden with gravel drive to the property. There is plenty of scope to extend – subject to necessary planning permission. This residence has to be seen to be fully appreciated. It is close to all the amenities in Ferbane town and less than a 25minute drive to Athlone town. Viewing Highly Recommended



Description

This impressive residence is approached through a gated entrance with a gravel drive. The property is on a circa ½ acre site. This 3 bedroom home has all the makings of a good family home in a great location. It is close to all the amenities and just a few minute's drive away from Ferbane, Athlone and Birr towns.

Features

- Detached garage
- Private rear garden
- Gravel drive
- Pump insulated walls
- Stira stairs to attic
- Outside Tap
- Double glazed windows throughout
- Oil central heating
- Mains water
- Excellent fiber broadband connection/signal

Accommodation

- **Entrance Hall:**
Spacious entrance hall with tile floor, hot press and storage off
- **Living Room:** **3.68m x 3.97m**
Tile floor, feature fireplace with tile surround, tv point, French doors to conservatory.
- **Conservatory:** **3.68m x 3.69m**
Tile floor, door to front garden.
- **Kitchen/Dining :** **4.82m x 3.76m**
Light filled open plan living space with window overlooking 'secret garden', fitted kitchen with tile surround.

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Accommodation contd.

- **Back Kitchen:** 2.16m x 1.08m
Tile floor. Door to back garden
- **Bedroom 1:** 2.55m x 4.29m
Built in wardrobes
- **Bedroom 2:** 3.74m x 3.10m
- **Bathroom:** 2.24m x 2.37m
Tile floor, bath, shower with tile surround, WC & WHB
- **Bedroom 3:** 4.51m x 3.17m
Built in wardrobes.

Viewings

By Appointment only:

Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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Price

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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.

