

For Sale:
€175,000 – Offers invited

HEFFERNAN
AUCTIONEERS & VALUERS

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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 Fermagh, 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:

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