

For Sale:
€280,000

HEFFERNAN
AUCTIONEERS & VALUERS

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21 The Elms, Spollanstown, Tullamore, Co. Offaly. R35 TX85

Enjoy town centre living in this superbly located 3 bedroom mid terrace townhouse town house in a top quality 'gated' type development, in one of the prime and highly regarded residential areas of Tullamore. Positioned in a mix of detached, semi-detached and terraced type houses, it is fair to state that this property is located in an area which is rightly regarded as one of 'the' areas of Tullamore. The property benefits from easy proximity to Charleville Estate for leisurely walks, Tullamore Railway Station and Tullamore town centre. All local amenities are close at hand including Harriers Running Club, Tullamore Rugby Club town centre & Tullamore Golf Club. The property is certain to be snapped up quickly.



Features

- Triple glazed windows and composite doors
- Tarmac driveway & private rear garden with side access
- Alarmed
- Newly fitted and tiled main bathroom and Ensuite
- Treble insulation in attic and under archway.
- Reinsulated walls
- Garden shed to rear
- Oil central heating
- Excellent condition throughout – newly painted
- 5 Minute walk to Tullamore Railway Station and town centre.

Accommodation

- **Entrance Hall: 1.55m x 1.35m**
Tile floor, alarm pad
- **Sitting Room: 4.94m x 3.05m**
Feature open fireplace, solid wood floor, double doors to kitchen/dining area, under stairs storage off
- **Kitchen/ Dining: 4.15m x 3.32m**
Tiled floor, fitted kitchen with a tile surround. Integrated oven, hob and extractor fan; fridge freezer, washing machine. Composite door to private rear garden

Carpeted stairs to solid wood floor landing

- **Bedroom 1: 3.02m x 3.87m**
To front of house. Solid wood floor with built in wardrobes
- **Bedroom 2 (Master): 3.23m x 3.26m**
Solid wood floor. Built in wardrobes
- **Shower Room/ Ensuite: 0.82m x 2.38m**
Fully tiled, Shower & WHB
- **Bedroom 3: 3.23m x 3.17m**
To front of house. Solid wood floor
- **Bathroom: 2.07m x 2.11m**
Tiled with bath, electric shower, WC & WHB, hot press off

Viewings

By Appointment only: Contact : T: 057 (93)24622

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CONDITIONS TO BE NOTED:

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