

For Sale:
€450,000 – Offers Invited

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Gorteen, Killeigh, Co. Offaly. R35 CD78

BER D2

This exceptional detached family home offers generous living accommodation with five spacious bedrooms plus a study making this property perfect for a growing family. The property includes a large detached garage ideal for an additional storage/workshop/conversion to work from home space. Situated just a 10 minute drive from Tullamore and within close proximity to Killeigh village it provides a peaceful rural setting with easy access to local amenities. The property enjoys views of the Slieve Bloom Mountains to the rear making this home a perfect retreat for those searching for comfort and space.





SPECIAL FEATURES & SERVICES:

- Turnkey – excellent condition
- Sunroom to the rear
- Dual heating (Oil & Solid Fuel)
- Double glazed windows throughout
- 5 bedrooms & study
- Stairs to attic
- Large private south facing rear garden
- Circa 10 minute drive from Tullamore town and Killeigh village
- School buses to Killeigh National School and Tullamore secondary school pass the house
- Superb location



ACCOMMODATION:

Front Hall: 2.22m x 4.93

With Hot press off

Living Room: 3.75m x 5.54m

Feature fireplace, tv point & wood flooring. Ceiling and light coving. Custom made shelving units

Dining Room: 3.06m x 3.44m

Tiled flooring. Ceiling and light coving. Sliding doors to Sunroom

Kitchen: 3.78m x 3.39m

Light filled open plan space. Newly fitted kitchen with marble effect top counter and surround, Kitchen Island, integrated dishwasher, oven, hob & extractor fan, tiled floor.

Utility: 4.02m x 2.16m

Linoleum floor, fitted storage units, plumbed for washer/dryer. Door to patio

Bathroom: 3.21m x 1.91m

Fully tiled. Contains w/c, whb, bath and power shower.

Bedroom 1: 3.21m x 3.78m

Carpet Floor, built in wardrobe

Bedroom 2: 3.23m x 3.77m

Carpet Floor, built in wardrobe

Bedroom 3: 2.24m x 3.46m

Wood Floor





ACCOMMODATION: *Contd.*

Sunroom: 3.19m x 4.45m
Tiled floor, beautiful bright spacious room

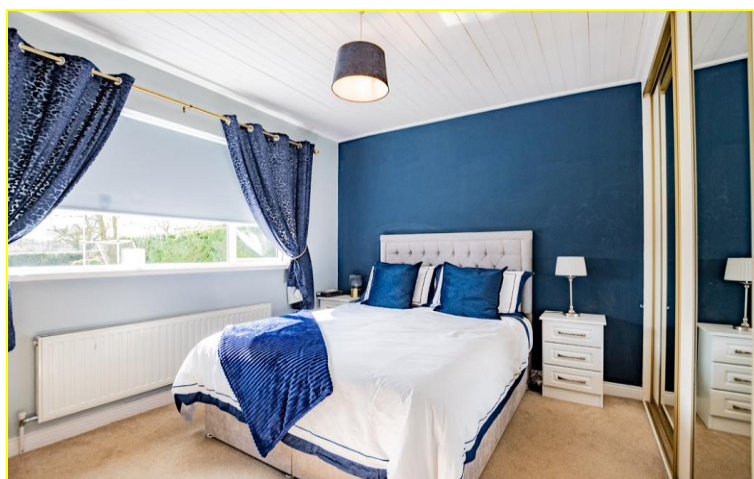
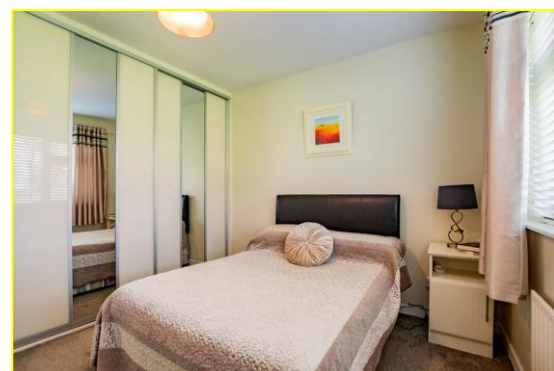
Carpeted stairs & landing

Bathroom: 1.06m x 1.78m
Linoleum floor. Contains w/c and whb.

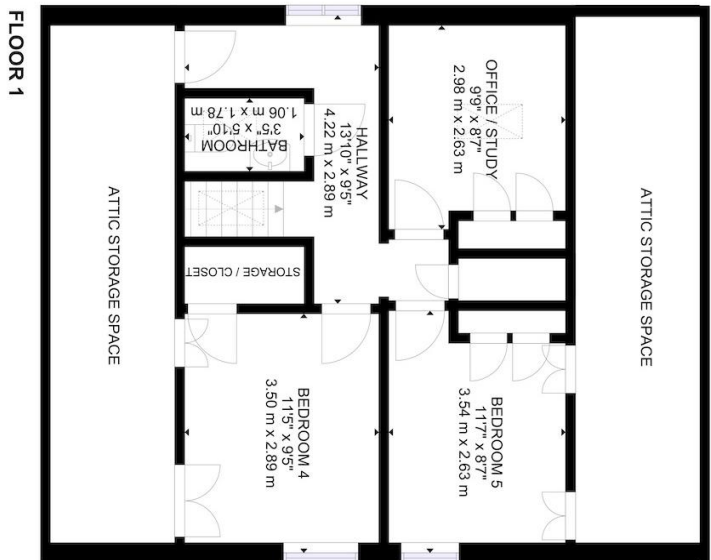
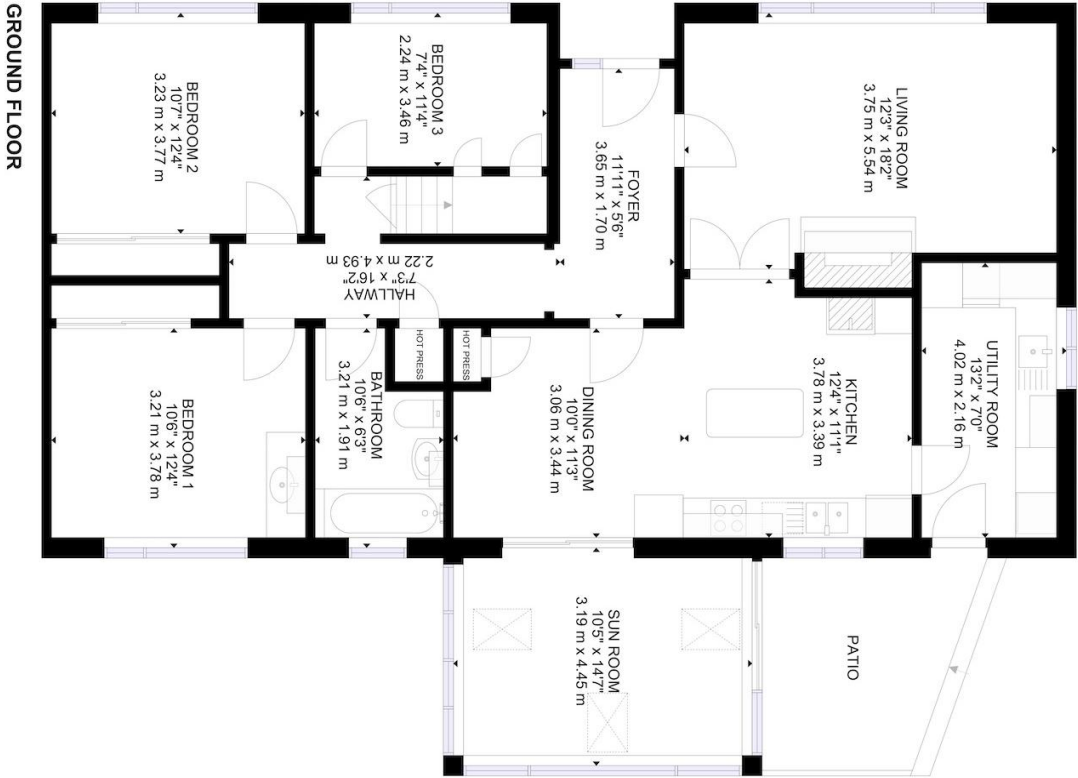
Bedroom Four: 3.8m x 3.7m
Carpet floor

Bedroom Five: 3.54m x 2.63m
Generous double room with built-in wardrobes, Linoleum floor.

Study: 2.98m x 2.63m
Linoleum floor.



Floor Plan:



GROSS INTERNAL AREA
 FLOOR 1: 1384 sq.ft, 129 m², FLOOR 2: 468 sq.ft, 43 m²
 EXCLUDED AREA: PATIO: 95 sq.ft, 9 m²
 TOTAL: 1852 sq.ft, 172 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VIEWINGS:

Strictly by prior appointment with the sole selling agent
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