

**For Sale by Online Auction:  
Thursday 22<sup>nd</sup> October 2020  
via [www.youbid.ie](http://www.youbid.ie)**

**Price Guide €100,000**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

Tel: 057 9324622

Email: [heffernanauctioneers@gmail.com](mailto:heffernanauctioneers@gmail.com)

PSRA Licence No: 003314



## 23 Carrick Hall Close, Edenderry, Offaly, R45 AV96.

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
- Town centre location
- Walking distance of Schools and all local amenities
- Great starter home/ investment

## Accommodation

- **Entrance Hallway:**  
Wood floor, storage space off
- **Kitchen: 3.98m x 3.31m**  
Fitted kitchen with tile surround, wood floor, patio doors to back garden
- **Utility: 3.57m x 1.01m**  
Plumbed for washing machine
- **Living Room: 5.4m x 3.37m**  
Open fireplace, wood floor
- **Guest WC 2.0m x 1.20m**  
WHB & WC

### Upstairs to landing area

- **Bathroom: 2.2m x 2.0m**  
Bath, shower, wc & whb, hot press off
- **Bedroom 1: 3.9m x 3.5m**  
Wood floor, built –in wardrobes
- **Bedroom 2: 3.70m x 3.42m**  
Wood floor, built –in wardrobes
- **Ensuite 2.7m x 0.91m**  
Shower, wc & whb

## Viewings - by appointment

Contact Negotiator: Heffernan Auctioneers

T: 057 (93)24622

E: heffernanauctioneers@gmail.com

## Solicitor:

Mr. Andrew Richardson

Eugene F Collins Solicitors, Ballsbridge, Dublin

T: 01) 202 6400

