

For Sale:
€320,000

HEFFERNAN
AUCTIONEERS & VALUERS

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18 Convent View, Tullamore, Co. Offaly. R35 EF95

A Heritage Gem Overlooking the Grand Canal

BER EXEMPT

Discover an exceptional blend of historic charm and modern living in this mid-terrace townhouse - ideally situated on the northern bank of the Grand Canal in the heart of Tullamore. Overlooking picturesque town centre views of the Grand Canal, this 3 bedroom home offers a unique and highly desirable lifestyle just a short stroll from all town amenities. This property presents a fantastic opportunity for those seeking a starter/ retirement home in a prime, central location with historical significance and modern convenience.



Accommodation

- **Entrance Hall:** Tile floor
- **Living Room:** 5.36m x 3.62m
Solid wood floor. Open fireplace
- **Kitchen:** 3.25m x 3.62m.
Fitted kitchen with tile surround. Plumbed for dishwasher, tile floor. Hot press off
- **Utility:** 2.18m x 1.05m
Tile floor, door to back, plumbed for washer / dryer
- **Bedroom One:** 3.04m x 2.35m
Wood floor, fitted wardrobes
- **Bathroom:** 1.56m x 2.26m
Fully tiled, pump shower, WC & WHB



Features

- **Canal Views & Greenway Access:** Direct views of the Grand Canal and minutes away from historic walks along the Grand Canal Greenway. The area forms an attractive, peaceful streetscape.
- **Prime Town Centre Location:** Enjoy the convenience of a town centre property, with shops, cafes, restaurants, and the Tullamore Dew Whiskey Visitors Centre all within walking distance. The train and bus station is also just a 10-minute walk away. Convent View is a highly regarded residential area, offering a quiet and peaceful environment while being centrally located.
- **Period Charm:** Built circa 1900 as part of a distinctive terrace of five, the house features interesting architectural details, including a gable to the facade, pitched tiled roof with terracotta ridge tiles, and attractive red brick surrounds to the

windows and door openings, which contrast pleasingly with the pebbledash rendered walls.

- **Rear Garden & Access:** To the rear, a garden area which features a substantial garage /workshop to the rear, offering exceptional storage or creative space with convenient rear lane access. **Workshop/ garage:** 6.12m x 11.43m. Wired for electricity, fitted out at a workshop at present
- **Electric Storage Heating, Composite front & back doors, Double glazed windows. Stira stairs to attic**



Location and Amenities

- Convent View is a highly regarded residential area, offering a quiet and peaceful environment while being centrally located.

Nearby amenities include:

- **Schools:** Several primary and secondary schools are within easy reach, including St. Philomena's National School (located on Convent Road), Scoil Eoin Phoil, and Tullamore College.
- **Transport:** A 10-minute walk to the local train and bus stations, providing links to major routes like Dublin and Galway.
- **Recreation:** Walking trails, fishing, swimming, and golf courses are all available nearby. The Grand Canal Greenway offers immediate recreational opportunities.



Viewings

Contact Negotiator: Heffernan Auctioneers

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CONDITIONS TO BE NOTED:

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