

**For Sale:**  
**€320,000**

**HEFFERNAN**  
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## **18 Convent View, Tullamore, Co. Offaly. R35 EF95**

**BER EXEMPT**

### **A Heritage Gem Overlooking the Grand Canal**

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

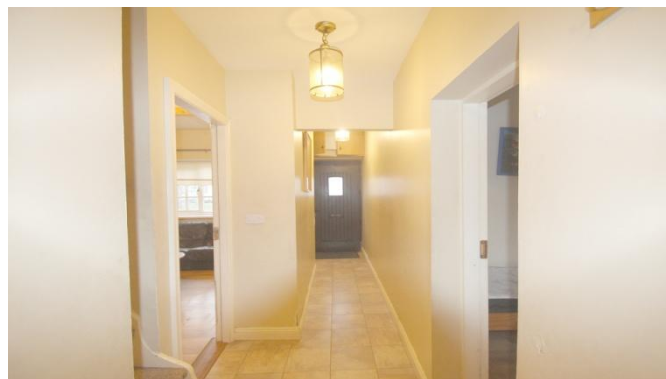
- **Entrance Hall:** Tile floor
- **Living Room:** 5.36m x 3.62m  
Solid wood floor. Open fireplace
- **Kitchen:** : 3.25m x 3.62m.  
Fitted kitchen with tile surround. Plumbed for dishwasher, tile floor. Hot press off
- **Utility:** 2.18m x 1.05m  
Tile floor, door to back, plumbed for washer / dryer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

### Upstairs: Carpeted stairs & landing - fitted storage off

- **Bedroom Two:** 3.21m x 3.003m  
Wood floor, built-in wardrobes, feature fireplace
- **Bathroom:** 1.47m x 2.71m  
Fully tiled, electric bathroom, WC & WHB. Stira stairs to attic
- **Bedroom Three:** 3.38m x 3.06m  
Built-in wardrobes, wood floor

## 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:

*The above particulars are issued by Heffernan Auctioneers on the understanding that all negotiations are conducted through them. Every care is taken in preparing the above information, but they are issued as guidance only. Heffernan Auctioneers do not hold themselves responsible for any inaccuracies.*

