

# REA

# HEFFERNAN



3 BEDROOMS (137 m<sup>2</sup>)

**FOR SALE BY PRIVATE TREATY**

Ard Riadha,  
Geashill,  
Co. Offaly  
R35 FF80

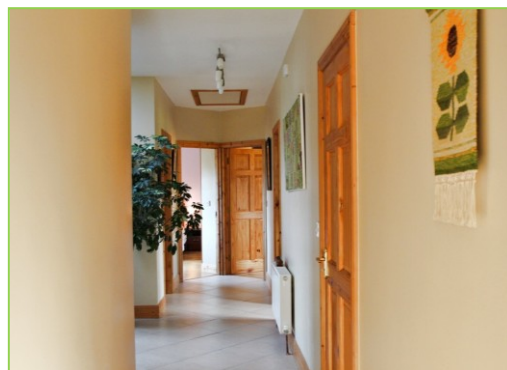
**PRICE: € 258,000 – Offers Invited**



PRSA No. 003314

Ref: 2567





### **Beautiful Family Home**

This three bedroom detached bungalow is set on a large landscaped corner site in a quiet cul-de-sac in the sought after development of Ard Rhiada in Geashill village. This property offers bright and spacious living accommodation comprising of entrance hallway, kitchen/living room, utility, sitting room, bathroom and 3 bedrooms – 1 Ensuite. This beautiful home boasts professionally landscaped gardens to the front and rear (Minimum Maintenance Required). The property is in excellent condition throughout and has to be seen to be fully appreciated. It is close to all the amenities in Geashill village and is just a few minutes' drive away from Tullamore and Portarlinton towns.

Viewing Highly Recommended

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## ACCOMMODATION:

**Porch:** **1.96m x 1.61m.**  
(Bright entrance porch with cream tile floor, alarmed, French doors to Hallway)

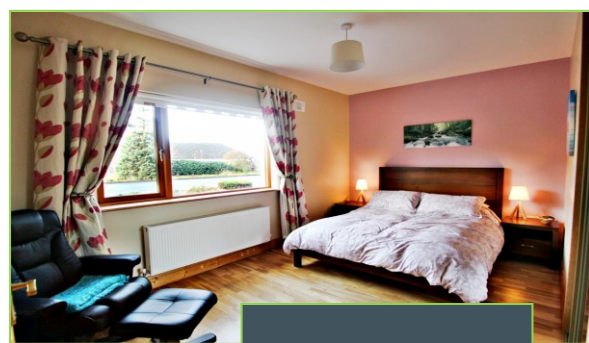
**Entrance Hall:** **4.00m x 1.33m.**  
(Spacious entrance hall with cream tile floor, feature curved wall, hot press off)

**Living Room:** **5.34m x 3.97m**  
(Solid wood floor, feature fireplace with custom built solid wood units each side of the open fire. Home cinema surround sound system installed.)

**Kitchen/ Dining Room:** **6.63m x 4.70m**  
(Light filled open plan living space with two bay windows, fitted kitchen with full length pantry press. Custom built kitchen island with power. All new integrated appliances: Zanussi Fridge/Freezer, Bosch Dishwasher, Bosch Double Oven & Bosch Induction Hob. Tile floor and TV point.)

**Utility:** **3.17m x 3.11m**  
(Tile floor. Fitted units with tile surround, plumbed for washer/dryer. Door to back garden)

**Guest WC:** **2.07m x 3.11m**  
(Tile floor, WC & WHB,)



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**Bedroom 1:** 3.68m x 3.17m

(Wood floor, built in Sliderobes)

**Bedroom 2:** 4.51m x 3.21m

(Wood floor, built in Sliderobes)

**Bathroom:** 2.24m x 2.37m

(Fully tiled, oversized bath, Triton T90 shower over bath (Guest usage), WC & WHB)

**Bedroom 3:** 4.51m x 3.17m

(Wood floor, Built in Sliderobes. Panic button to trigger alarm activation, tv point)

**Ensuite:** 2.50m x 1.35m

(Fully tiled, New Triton T90 Shower WC & WHB)

### **SPECIAL FEATURES & SERVICES:**

- Extensive Space to side of house for potential extension.
- Shanette Garden Shed with steel cladding/roof insulated/double door locking. Concrete base. Powered with electricity.
- Extra concrete laid around shed for secure dog run.
- Avoca Water Softener Installed.
- Attic: Stairs to partially floored attic – ideal for storage.
- Alarmed
- Outside Tap
- Grant Module Oil Heating Boiler recently serviced.
- Secure Parking for 3 Vehicles

