

For Sale:
€159,000 – Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

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PSRA Licence No: 003314



BER D1

26 Connolly Park, Tullamore, Co. Offaly. R35 HX07

The 3 bedroom mid terraced property is in walk-in condition and has all the makings of a great starter/retirement home in a town centre location. The property has rear access and overlooks the green to the front. The property is within walking distance of Tullamore General Hospital, the town centre and all local amenities and offers easy access to the N52 motorway to Galway/ Dublin. Viewing Highly Recommended.



Description

This townhouse has a low maintenance garden to the front and rear garden that can be accessed from back laneway. This 3 bedroom property has all the makings of a great family home in a town centre location. It is close to all the amenities in Tullamore town and is just a few minute's drive away from N52 bypass. The property is in walk-in condition and has easy access to the Grand Canal Walkways for walking and nature enthusiasts.

Features

- Private rear garden with access from back lane
- Walk-in condition
- Alarmed
- Double glazed windows and doors
- Spacious living accommodation
- Dual central heating (Oil and Solid fuel)
- Garage at rear fully wired and plumbed for washer/ dryer
- Pine doors and skirting throughout
- Stira stairs to attic
- Central location
- Walking distance of Schools and all local amenities

Accommodation

- **Entrance Hallway: 4.23m x 1.95m**
Spacious entrance hall with wood floor and storage
- **Living Room: 4.0m x 4.33m**
Wood floor, feature solid wood stove, tv point and storage units, ceiling coving.
- **Dining/ Family Room: 4.16m x 3.45m**
Solid fuel stove with a brick/ tile surround. Tv point, Inset lighting, wood floor, TV point
- **Kitchen: 3.69m x 1.92m**
Wood floor. Fitted kitchen with integrated appliances: dishwasher, oven, hob, extractor fan inset lighting, door to back garden.
- **Bathroom: 2.03m x 1.82m**
Fully tiled, Electric shower. WHB and WC.

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Accommodation contd.

Upstairs: Carpeted stairs to wood floor landing

- **Bedroom 1: 2.66m x 3.53m**
Wood floor, built in wardrobes, inset lighting
- **Bedroom 2: 2.65m x 2.66m**
Wood floor, built in wardrobes
- **Bedroom 3: 2.54m x 3.85m**
Wood floor, built in wardrobes

Ber Rating

D1, Ber Number: 108604604

Viewings

By Appointment only:

Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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Price

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CONDITIONS TO BE NOTED:

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