

For Sale:
€249,000

HEFFERNAN
AUCTIONEERS & VALUERS

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85 Thornsberry Estate, Tullamore, Co. Offaly, R35 E091

Beautiful 3 bed semi detached property in the much sought after central location of Thornsberry Estate. This superb residence is in good condition throughout and has been well maintained by its current owners. Tastefully decorated the open plan layout offers spacious living accommodation to any potential purchaser. It comprises of Kitchen/dining room, large living room, 3 No. bedrooms and bathroom. It is complimented by a large garage attached to the side which lends huge scope to add additional living accommodation and large private rear garden. Its location is second to none, adjacent to Tullamore Hospital and all amenities of the town are within walking distance on your doorstep. This beautiful property is an ideal starter home and is sure to impress.



Features

- Double glazed windows
- Gas Fired Heating
- Outside tap
- Walk-in condition
- Close to all amenities
- Patio area to the rear
- Shed to side- Plumbed for washer, dryer & WC
- Private walled and fenced garden to the rear
- Walking distance of town centre & Tullamore hospital

Accommodation

- **Entrance Hallway:**
With under stair storage
- **Sitting Room: 6.95m x 3.7m**
Feature stove with surround fireplace, hot press off
Large open plan front to back room, carpeted.
- **Kitchen: 2.3m x 2.7m**
Fitted kitchen. Tile floor, breakfast counter,
- **Dining Room: 4.87m x 2.9m**
Fitted units. Tile floor, stove, door to rear garden.

Carpeted stairs to landing area

- **Bedroom 1: 2.8m x 3.25m**
Carpeted
- **Bathroom: 2.18m x 1.63m**
Fully tiled, electric shower, WHB and WC.
- **Bedroom 2: 2.4m x 2.98m**
Carpeted
- **Bedroom 3: 4.04m x 3.12m**
Carpeted. Wall to wall built in wardrobes

Viewings

By Appointment only:

Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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CONDITIONS TO BE NOTED:

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