

For Sale:
€195,000 – Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

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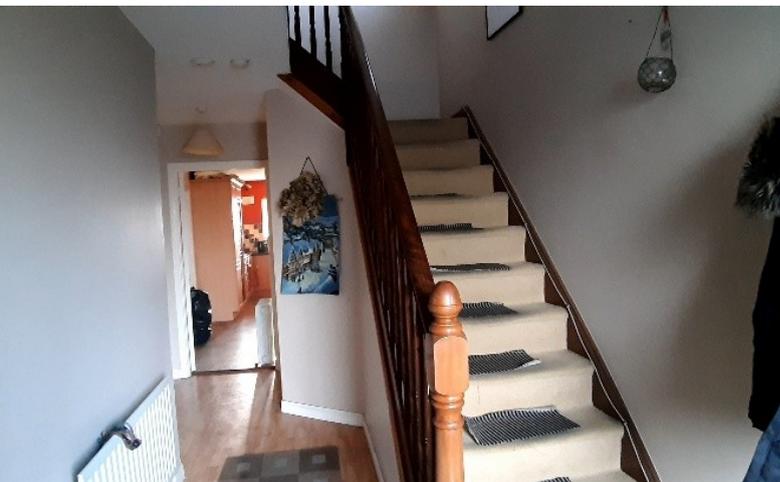
Email: heffernanauctioneers@gmail.com

PSRA Licence No: 003314



Eiscir End Road, Eiscir Meadows, Tullamore, Co. Offaly. R35 V8D5

This property is perfectly positioned within the Eiscir Meadows development off the Arden Rd. The property for all the needs of a modern family by having spacious and bright accommodation. The house is also complimented by a rear garden with side access and overlooks a small green to the front. It's highly convenient location offering easy access to Tullamore town by-pass, Tullamore General Hospital, Educate Together School and all local amenities



Features

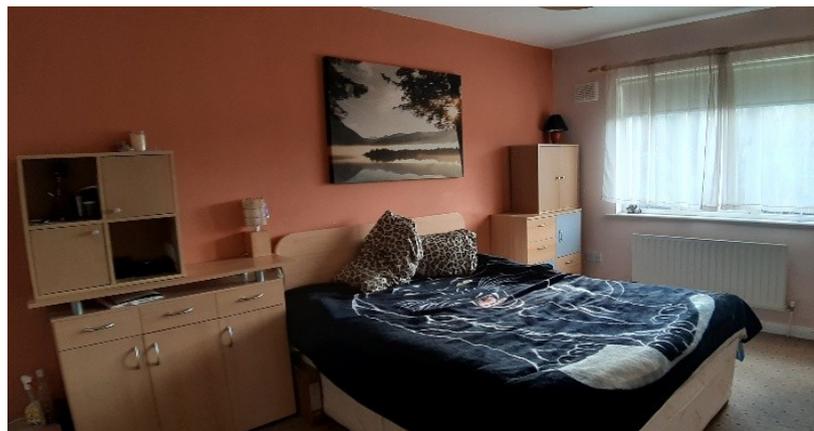
- Gas central heating
- Double glazed windows
- Alarmed
- Garden Shed

Accommodation

- **Entrance Hall:** 5.06m x 1.78m
Bright & spacious with wood floor, phone point, alarmed
 - **Kitchen:** 6.0m x 2.98m
Fitted kitchen with tile surround, integrated oven, hob extractor fan, fridge freezer, tile floor.
 - **Dining Room:** 3.95m x 2.43m
Wood floor, , French doors to Living Room & garden
 - **Sitting Room:** 5.52m x 3.8m
Wood floor. Feature fireplace, ceiling coving, tv point
 - **Utility:** 1.69m x 1.38m
Fitted units, plumbed for washer/ dryer, tile floor, door to back
 - **Guest WC:** 1.5m x 1.39m
Tiled with WC & WHB
- Upstairs: Carpeted stairs & landing - hot press off**
- **Bathroom:** 2.0m x 1.68m
Fully tiled with bath, electric shower, WC & WHB
 - **Bedroom 1:** 4.27m x 2.83m
Carpet, built in wardrobes
 - **Ensuite:** 2.2m x 1.14m
Fully tiled, shower, WC & WHB
 - **Bedroom 2:** 2.80m x 2.5m
Carpet, built in wardrobes
 - **Bedroom 3:** 2.91m x 2.66m
Carpet, built in wardrobes
 - **Bedroom 4:** 3.95m x 3.0m
Carpet

Viewings

By Appointment only: Viewings by appointment with Sole Agents
Contact Negotiator: Heffernan Auctioneers
T: 057 (93)24622 E: heffernanauctioneers@gmail.com



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.