

For Sale

Asking Price: €195,000

**Sherry
FitzGerald**
Hyland Keating



25B Ashgrove, Mountmellick,
Co. Laois, R32 A599

sherryfitz.ie

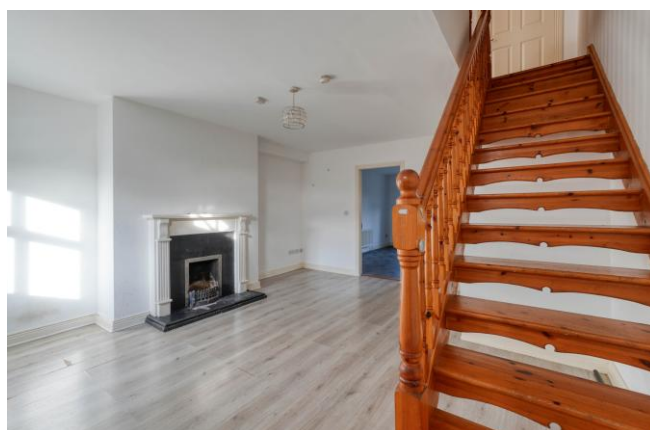


25B Ashgrove is a centrally located two-bedroom mid-terrace townhouse situated within one of Mountmellick's most popular and well-established residential developments. This property presents an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home at a very affordable price point.

The accommodation is laid out over two floors and extends to approximately 90 sq.m. Internally, the property comprises a bright and spacious living room to the front, featuring a fireplace and timber staircase, leading through to a kitchen/dining area to the rear. A guest WC is located on the ground floor. Upstairs, there are two generously proportioned bedrooms, both with timber flooring, along with a family bathroom.

While the property would benefit from some modernisation and redecoration, it offers a solid layout and excellent potential, allowing a purchaser to put their own stamp on the home.

To the rear, there is a private enclosed garden, complete with a timber shed, providing valuable outdoor space rarely found at this price level.



Accommodation

Ground Floor

Living Room: 5.26m x 4.49m (17'3" x 14'9"):

Kitchen: 3.40m x 2.15m (11'2" x 7'1"):

Dining Area: 4.67m x 2.35m (15'4" x 7'9"):

Guest WC: 2.91m x 2.00m (9'7" x 6'7"):

First Floor

Landing / Hall: 2.29m x 2.35m (7'6" x 7'9"):

Bedroom 1 (Front): 3.79m x 4.46m (12'5" x 14'8"):

Bedroom 2 (Rear): 3.58m x 4.46m (11'9" x 14'8"):

Bathroom: 2.29m x 1.96m (7'6" x 6'5"):





Garden

Private, enclosed rear garden that offers excellent potential for outdoor enjoyment. The garden is a mix of lawn and gravel, providing a low-maintenance space ideal for relaxing, entertaining, or further landscaping.



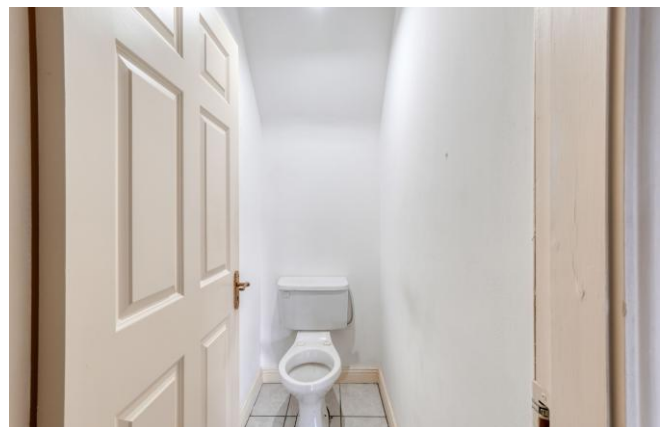
Special Features & Services

- 2 bedroom mid-terrace townhouse
- Approx. 90 sq.m / 968 sq.ft of accommodation over two floors
- Spacious living room with feature fireplace
- Kitchen and dining area to the rear
- Guest WC on ground floor
- Two generously sized double bedrooms upstairs
- Main family bathroom on first floor
- Private enclosed rear garden with timber shed
- Popular and well-established residential development
- Walking distance to Mountmellick town centre and local amenities
- Easy access to the N80 with links to Portlaoise, Tullamore & Carlow
- Ideal for first-time buyers or investors
- Excellent opportunity to acquire a home at a very affordable price
- Strong rental demand in the area



Directions

The property enjoys excellent connectivity, with easy access to the N80, providing direct routes to Portlaoise, Tullamore, and Carlow. Portlaoise, with its mainline rail station and access to the M7 motorway, is approximately a 15-minute drive, making this an ideal commuter base.





GROSS INTERNAL AREA
TOTAL: 90 m²/966 sq.ft
MAIN FLOOR: 46 m²/491 sq.ft UPPER LEVEL 1: 44 m²/475 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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