

For Sale:
€239,000 – Offers Invited

HEFFERNAN
AUCTIONEERS & VALUERS

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The Hazel, Puttaghaun, Tullamore, Co. Offaly. R35 X6C4

Heffernan Auctioneers are delighted to offer this pristine house within the exclusive development of 'The Hazel'. The property boasts 3 bedrooms – all Ensuite. The rooms offer great potential for those looking to work from home as two of the bedrooms have large rooms off them which could potentially serve as either a study and/ or a home office. 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.



Description

This impressive residence has an attractive cobble lock drive to the front and private rear garden. This 3 bedroom - 3 Ensuite 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 excellent condition throughout and has easy access to the Grand Canal Walkways for walking and nature enthusiasts.

Features

- Private rear garden – with decked area suitable for out-door dining/ entertaining
- Turnkey condition
- Solid oak doors and architraves throughout
- Pine stairs with lacquer finish
- Spacious living accommodation
- Home office / study potential
- Gas central heating
- Central location
- Walking distance of Schools and all local amenities

Accommodation

- **Entrance Hallway:**
Spacious entrance hall with tiled floor
- **Living Room: 5.2m x 3.35m**
Wood floor, feature inset solid wood stove, Built in tv and storage unit.
- **Kitchen / Dining: 5.30m x 4.61m**
Fitted kitchen with a tile surround. Integrated appliances: dishwasher, oven, hob, extractor fan and fridge freezer. Breakfast bar with storage Porcelain tile floor, inset lighting, door to side, French doors to back garden
- **Utility: 0.9m x 1.37m**
Tile floor. plumbed for washer/dryer, fitted storage units
- **Guest WC: 1.39m x 1.77m**
Tile floor. WHB and WC.

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Accommodation contd.

Upstairs: Solid wood stairs to spacious landing with hotpress off

- **Bedroom 1: 3.30m x 4.2m**
Wood floor, built in wardrobes
- **Ensuite 1: 1.86m x 1.83m**
Fully tiled, shower WC & WHB
- **Walk-in Wardrobe/Study: 1.9m x 1.90m**

- **Bedroom 2: 3.5m x 3.05m**
Carpeted, built in wardrobes
- **Ensuite 2: 2.17m x 0.88m**
Fully tiled, shower WC & WHB
- **Walk-in Wardrobe/Study: 2.5m x 1.88m**

- **Bedroom 3: 2.5m x 4.26m**
Carpeted, built in wardrobes
- **Ensuite 3: 0.88m x 4.26m**
Fully tiled, shower WC & WHB



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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