

Church Hill, Tullamore, Co. Offaly.

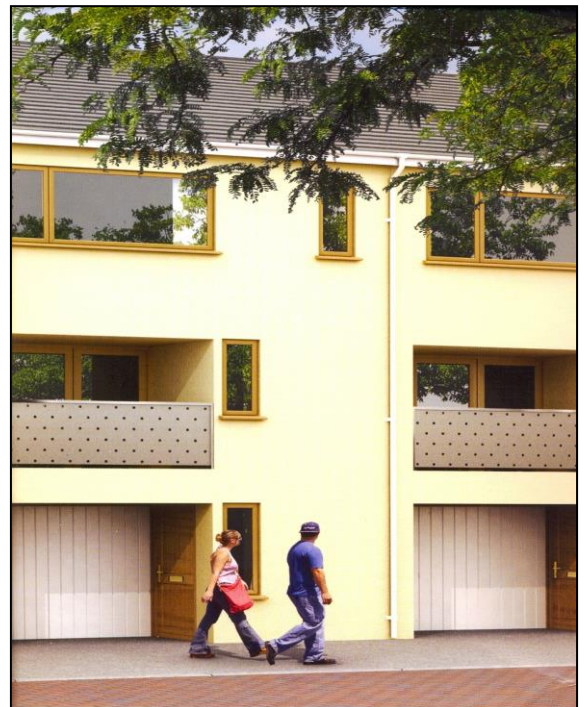
Offering in excess of 1,500 Sq.Ft., this substantial property is located within an established residential area of Tullamore and within relatively short distance from schools, shops and other amenities. This type of property is unique to Tullamore, as it is a 3-storey property and it provides a ground floor garage, accommodation consists of a kitchen & dining area, a utility area, a spacious living room, a bathroom, a shower room, 4 bedrooms with the master bedroom having an ensuite, there is a balcony to the front of the property. Although the property requires cosmetic works internally, we feel that this property offers excellent value for a property of this size. Viewings are strictly by appointment only.



Guide Price: €109,950

5 William Street, Tullamore, Co. Offaly.

**Tel: 057 93 21522 After Hours : 087 6188625 Fax: 057 9351063 Email : richardcleary@propertypartners.ie
Proprietor : Mr. Richard Cleary Auctioneers, Valuers, Estate Agents, Property Consultants & Letting Agents**



House Type 7
4 bedroom
Ground Floor



House Type 7
4 bedroom
First Floor



House Type 7
4 bedroom
Second Floor

House Type 7 1567 sq. ft. (3 bed with Garage & (4th Bedroom/ Garden room)
Approx. dimensions

Ground Floor

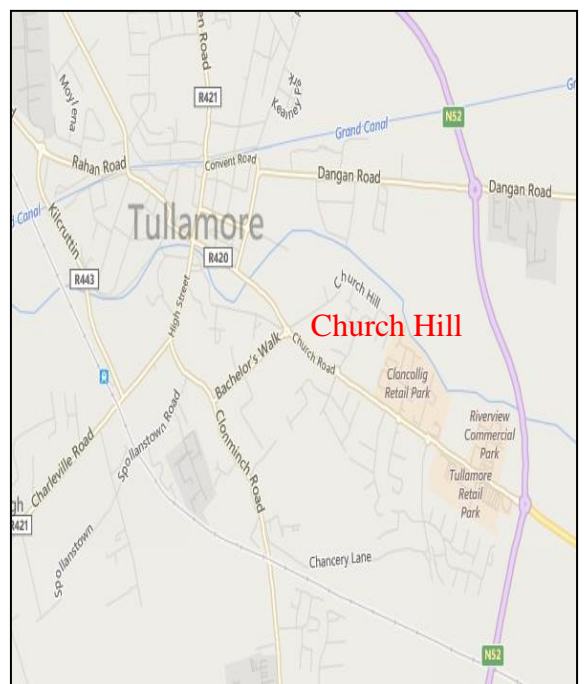
Garage: 16.9 x 11.0 ft
Garden Room/ Bedroom: 10.7 x 9.6 ft
Shower Room: 6.1 x 3.6 ft
Store

First Floor

Kitchen/ Dining: 17.0 x 11.2 ft
Living Room: 16.1 x 11.0 ft
Utility: 6.5 x 4.0 ft
Balcony

Second Floor

Main Bedroom: 15.0 x 11.0 ft
Ensuite: 5.5 x 4.0 ft
Bathroom: 10.0 x 6.2 ft
Bedroom 2: 9.6 x 8.6 ft
Bedroom 1: 9.6 x 9.2 ft
Hotpress



Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations take place through Property Partners Richard Cleary. Whilst every care is taken in the complying of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.