TUOHY O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

FOR SALE

FOR SALE

(By Private Treaty)

13 ARD CLAR BALLINDINE ROAD CLAREMORRIS.

F12 F4W0

FEATURES:

- Conveniently positioned just 700 m from Claremorris town centre
- Ard Clar is a mature high quality low density residential development
- Comprises a 4 bed two storey detached property
- Off street parking and enclosed rear garden
- Property is in need of refurbishment
- Of interest to owner occupiers and investors

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Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

LOCATION

Most convenient location off the Ballindine Road just 700m south of Claremorris town centre thus providing access to a host of excellent retail, business and leisure amenties of Claremorris. This is a mature residential development comprising of detached houses. Claremorris is very well connected with road and rail being on the N17,N60 and on main rail services with a number of scheduled services daily to Dublin. Knock airport is within 30kms.

DESCRIPTION

Comprises a 4 bed detached two storey house extending to 97sq.m (1,044sq.ft). Positioned within the Ard Clar Development, each property is unique. This home is built of rendered concrete block and pointed brick at ground floor under a pitched tiled roof. Windows are double glazed pvc. There is off street parking to front on a tarmac drive and an enclosed rear garden. This property has been vacant for some time and requires refurbishment but presents a unique opportunity to upgrade and personalise the home.

FEATURES

- Rendered block and pointed brick walls
- Pitched concrete tile roof
- OFCH and Brick surround open fire
- Off street parking
- Enclosed rear garden
- Tarmac drive
- Mature site with attractive trees to either side

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

LIVING ROOM:

KITCHEN/dining

UTILITY ROOM:

WC

FIRST FLOOR

LANDING:

BEDROOM (1):

EN-SUITE

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM:

SERVICES

We understand that all mains services are connected to the property including Sewerage, Water and Electricity. However, we have not tested any service connections and prospective buyers should satisfy themselves.

TITLE

unregistered Fee simple title.

PRICE

Guide Price €125,000

VIEWINGS

VIEWINGS & FURTHER INFORMATION- From the sole selling agents, Tuohy O'Toole. Contacts Gerard O'Toole (098) 28000 or gerard@tot.ie

DIRECTIONS

- Input the Eircode (F12F4W0) into your google maps/gps or take the Ballindine Road southwards from Claremorris, follow roadway for c 250m and the entrance into the development is on the left hand side. Once you enter Ard Clar, keep left and the subject property is the sixth property on the left. Look out for Tuohy O'Toole FOR SALE sign.