

FOR SALE

19 The Sycamores, Edenderry, Offaly R45YP64

AMV: €199,950

3 Bed. Semi-Detached House.



**Beautiful three bed semi-detached residence,
located in the first phase of the development.**

Please Note

In accordance with standard practice, please note that no contract shall exist or be deemed to exist until such time as formal contracts have been signed and exchanged between the parties.

John Coyne Estates, Dublin Rd., Kinnegad, Co. Westmeath, N91 EE00

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John Coyne Estates Ltd., t/a John Coyne Estates registered office: Dublin Rd., Kinnegad, Co. Westmeath. Reg. No.: 628930
VAT No. IE 3551742CH | PSRA No. 003978 | Managing Director: John Coyne BSc (Hons), Assoc. SCSi, MIPAV

John Coyne Estates are delighted to present this beautiful three bed semi-detached residence, located in a quiet residential location within walking distance to all amenities. No. 19 The Sycamores is a contemporary home with spacious accommodation ideally located very close to the entrance to the development. This will make an ideal starter home or investment opportunity for a discerning purchaser. This property is ideally located within easy reach of all local amenities including schools, shops, church, pubs, public transport, etc. This is an opportunity not to be missed!

Accommodation

Entrance hall 5.50m x 1.93m

Tiled floor, neutral colour scheme and carpeted staircase.

Kitchen - Dining Room 3.78m x 3.41m plus 2.82m x 2.64m

Fitted units at both eye and floor level, appliances included, tiled flooring and splashback. The dining area has an abundance of natural lighting with patio doors to the rear garden.

Sitting Room 5.17m x 3.26m

Spacious family room with centrepiece solid fuel stove with back boiler. Double doors to the dining area.

Downstairs w/c 1.47m x 1.38m

With w/c and whb.

Master bedroom 3.46m x 3.23m

Beautiful built-in wardrobes and en-suite.

En-suite 2.27m x 0.80m Electric shower, w/c and whb.

Bedroom 2 - 4.43m x 2.74m

Double room with front facing aspect. Built in wardrobes.

Bedroom 3 - 2.55m x 2.42m

Laminate flooring and front facing aspect.

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Bathroom 2.07m x 1.72m

Stunning bathroom with bath, w/c, whb and semi-tiled walls.

Outside

One of the features of this property is the back garden which has been fully cobble locked and thereby maintenance free. The front of the property has been fully concreted with ample parking and maintenance free.

Features:

- Immaculate condition throughout.
- Dual heating system. (Oil and Solid Fuel)
- Fully alarmed.
- Situated in a cul-de-sac.
- Blinds throughout.
- Double glazed pvc windows and oil-fired central heating.
- Parking for up to 4 cars.
- Coving throughout.
- Side access.
- Walking distance to all amenities.

PLEASE NOTE: These particulars are not to be considered a formal offer. They are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, neither John Coyne Estates nor the vendor accept any liability as to their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. No person in the employment of John Coyne Estates has any authority to make or give any representation or warranty whatever in relation to this property.

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GALLERY





John

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