

# Pauline Sugrue

**Estate Agent/Auctioneer I.P.A.V. Bonded Member**

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## **No 11 The Old Road - HOUSE FOR SALE**

A terraced two storey house for sale rebuilt from new in 2000, it has three spacious bedrooms and bathroom upstairs with a good sized floored attic. Downstairs has a spacious sitting room with open fire and has high efficiency Farho Xana electric wall heaters which are economical to run and can be programmed for different times and temperatures, also they can be accessed through the internet to be switched on and off with your mobile phone, pine flooring throughout except for kitchen and bathroom which has tiled flooring. Satellite TV dish included. The property is set along a quiet residential street on the Old Road and is walking distance to the town and all its amenities an ideal property for the buyer that is looking for a low maintenance property. There is street parking.

Accommodation briefly: Sitting Room, Kitchen, Upstairs: three bedrooms, bathroom



Ber Number: 109815241. Energy Performance rating: 218.22 kWh/m2/yr.

**O.I.R. €130,000 Including Contents**

**Ref No 368**

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## 11 Old Road ~ Resume.

**Sitting Room :**                    **6.55m      x                    4.11m**

Pine flooring. TV Point. Open fireplace with wooden surround. Farho Xana high efficiency Electric wall heater.



**Kitchen:**                            **4.45m      x                    3.50m**

Fully fitted kitchen. Tiled Floor. Inset ceiling lights. Back Door.



## Upstairs:

**Bedroom 1:**                        **3.67m      x                    3.14m**

Pine flooring. Fitted Wardrobe. Spacious attic overhead fully floored with pull down staircase.



**Bedroom 2:** 4.12m x 2.58m  
Pine flooring. Fitted wardrobe.



**Bedroom 3:** 3.57m x 2.61m  
Fitted Wardrobe. Pine Flooring.



**Bathroom:** 2.53m x 1.69m  
Bath with Mira Electric shower, sink, toilet, Fully tiled walls. Pine flooring.



**Hotpress: Shelving and hot tank.**

**Other details:**

- ❖ Outside water tap.
- ❖ Water and sewerage connected to town mains.
- ❖ Walking distance to the town and all its amenities.
- ❖ Street Parking.
- ❖ Some contents included.

All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be true but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of them.

Viewing is strictly by appointment.