



**SUPERB 3 BEDROOM SEMI-DETACHED HOUSE IN CENTRAL LOCATION**

**15 Botley Court, Portarlinton, Co. Offaly, R32 A0V6**

**GUIDE PRICE: € 220,000**



**PSRA Reg. No. 001536**

## 15 Botley Court, Portarlinton, Co. Offaly

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### FEATURES:

- \* Gas fired central heating with recently installed "A rated" boiler.
- \* Small development of just 33 houses.
- \* In an excellent central location.
- \* PVC double glazed windows.
- \* PVC fascias and soffits.

### DESCRIPTION:

No. 15 Botley Court is a spacious energy efficient semi-detached home in a quiet development of just 33 houses. Extending to circa 99 sq.m/1,066 sq.ft, the property benefits from a recently installed "A Rated" gas boiler, car parking for 2 cars to the front and a private rear garden.

The development is within walking distance of all local amenities including shops, schools, pubs and restaurants. The Train Station is within 3km providing excellent access to Dublin and the rest of the country. There are excellent sporting and leisure facilities locally including GAA, Rugby, Golf, Leisure Centres to name a few. Viewing is highly recommended and is strictly by appointment.

### ACCOMMODATION:

Entrance Hall: 6.00m x 1.95m  
With tiled floor.

Guest WC:  
Tiled floor and surround, w.c., w.h.b.

Sitting Room: 6.00m x 3.65m  
With laminate floor and feature fireplace.

Kitchen/Dining Room: 6.00m x 3.15m  
With tiled floor, Built-in ground and eye level units with tiled splashback, electric oven (new), electric hob, extractor, Beko dishwasher (new), Beko fridge freezer, washing machine (new), tumble dryer (new), French doors to rear.

Bedroom 1: 1.38m x 2.85m  
With built-in wardrobes.

En-Suite:  
Tiled floor and surround, w.c., w.h.b., shower.

Bedroom 2: 4.05m x 2.80m  
With built-in wardrobe.

Bedroom 3: 2.95m x 2.20m  
With built-in wardrobe.

Bathroom:  
Tiled floor and surround, w.c., w.h.b., bath with shower attachment.

Hotpress:  
Shelved with immersion.

### OUTSIDE:

Off street parking to the front with parking for 2 cars. Private rear garden. Gated side access to the rear.

### SERVICES:

Mains water, mains drainage, gas fired central heating, refuse collection.

### INCLUSIONS:

Electric oven, electric hob, extractor, Beko dishwasher, Beko fridge/freezer, washing machine, tumble dryer.

### SOLICITOR:

Kevin O'Donnell, Aidan O'Donnell & Co.  
Portarlinton, Co. Laois

**BER:** TBC

**BER NO:**

### CONTACT:

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