

# FINAL HOUSE FOR SALE

SUPERB 4 BED DETACHED SHOWHOUSE  
IN A SELECT LOCATION

171 Droim Liath  
Collins Lane, Tullamore



Stand out  
from the  
crowd



All inclusive

171 is a stylish and spacious home, ideally situated at the entrance to Droim Liath, Collins Lane, Tullamore. This wonderful house offers a unique opportunity to buy a property that has been completed to the highest standard inside and out, including:

- A beautiful modern kitchen with integrated appliances and dining for six or more;
- Elegant furniture, with a cool and contemporary feel;
- Very striking reception rooms and entrance hall;
- Three fully fitted bathrooms;
- Porcelain tiles, wooden flooring and luxurious rugs and carpet throughout;
- Top quality soft furnishings including curtains, throws, cushions and blinds;
- Ample storage with fitted wardrobes, utility room, storeroom and Stira stairs to attic;
- Fully landscaped with a charming private back garden.

About Droim Liath

This is the last remaining house for sale in Droim Liath, which is a mature, sought after area of two, three and four bed homes conveniently located within easy access of Tullamore town centre, Regional Hospital, the railway station and the main M6 Dublin to Galway route. These very popular houses were built by John Flanagan Developments to a very high standard, with attractive landscaping and street lighting as well as ample car parking.

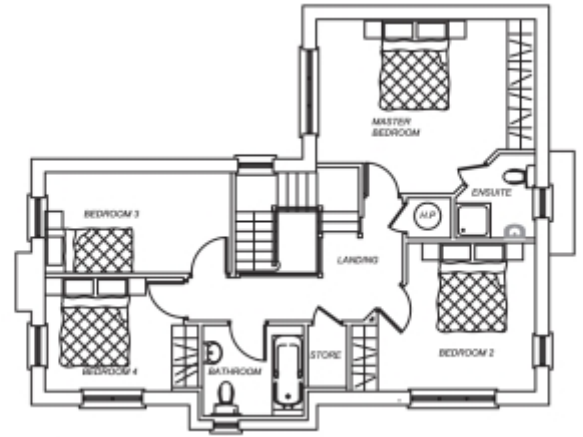
***Fully furnished and ready to walk into...***



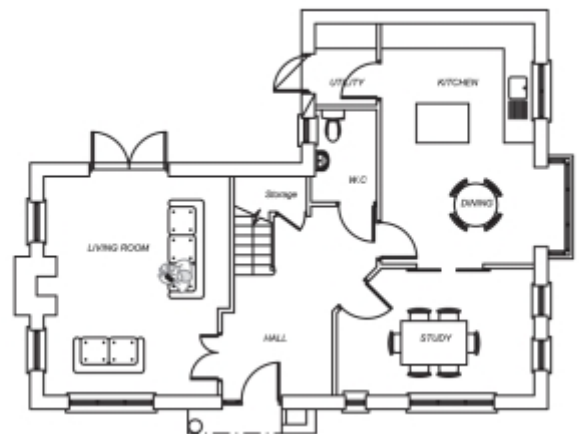
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First Floor Plan



Ground Floor Plan

About the house

Area: 1,605 sq ft / 149.1 sq m

4 bedrooms

3 bathrooms

2 reception rooms

- Fitted and commissioned burglar alarm
- Energy efficient double glazed uPVC doors and windows
- Very well insulated throughout
- Full 10 year HomeBond structural guarantee
- Building Energy Rating (BER) **B3**
- Conveniently located at the entrance to Droim Liath
- Viewing recommended

Viewing



05793 21570 or 087-7429592  
John Flanagan Developments

***Viewing is a must for this very striking property;***  
by appointment seven days a week

