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**109 Bridge Street Lower**  
**Portlaoise**  
**Laois**  
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## **Ballyfin Road, Portlaoise**

### **Starting Bid: €210,000.00**



For sale by Clement Herron Real Estate via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This recently built home offers modern and elegant living. This property has the potential to have a great A2 energy rating, allowing you to save on heating expenses.

The spacious sitting room features a large bay window, which will be perfect for relaxation and family gatherings. It is important to note that the purchaser will need to carry out the works as per the planning and the assumptions in the BER report to achieve the A2 rating. The A2 rating is a provisional report only and a final certificate is not possible until the works are complete and tested.

The expansive kitchen is a chefs dream, filled with natural light from its own bay window and a patio door that opens to the back.

A generously sized downstairs W.C. adds convenience to the property. Upstairs, the master bedroom is a luxurious retreat with ample space and an ensuite bathroom for added

privacy. The additional four bedrooms offer flexibility, with options for guest rooms, a nursery, or home offices. Outside, the high-quality cast iron gates and a granite-capped wall add both security and charm.

The paved driveway enhances curb appeal, while the home's location within walking distance of Portlaoise Town Centre ensures easy access to local amenities, shops, and schools. Combining contemporary construction with timeless design, this home is ideal for comfortable family living.

#### Features

Built 3 years ago

Wrapped in Granite Stone

Cast Iron Gates - high quality, low maintenance

Granite capped wall

Paved drive

Portlaoise Town Centre within walking distance

BER A1 / BER No: 117666917

#### Accommodation:

Porch: 1.29 x 1.73

Entrance Hall: 4.39 x 2.14

Kitchen: 4.40 x 8.68

Utility: 4.06 x 2.001

Sitting Room: 6.14 x 4.40

Downstairs W.C.: 2.42 x 2.41

Landing: 3.84 x 1.12

Master Bedroom: 5.53 x 3.71

Ensuite: 2.49 x 1.35

Bedroom 2: 5.79 x 3.51

Bedroom 3: 3.78 x 1.87

Bedroom 4: 3.25 x 2.424

Bedroom 5: 3.25 x 4.04

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate or [iamsold](http://iamsold.com), [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be

accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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