Clement Herron Real Estate
109 Bridge Street Lower
Portlaoise
Laois
t: 057 866 6344
email: info@chre.ie

Clonboyne, Portlaoise

Starting Bid: €280,000.00







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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A charming three-bedroom detached bungalow set on an impressive c.0.4 acre site, offering exceptional potential for future extension in a highly strategic and convenient location.

Positioned just a two-minute drive from Junction 17 of the M7 motorway, this property boasts outstanding connectivity, making it an ideal choice for commuters. The M7 provides direct access to Dublin in approximately 50 minutes, while also linking seamlessly to Kildare, Limerick and beyond. Portlaoise Town Centre is just a short drive away, offering a wide range of amenities including schools, shops, cafes, restaurants, leisure facilities and the Midlands Regional Hospital Portlaoise. Portlaoise Train Station is also within easy reach, providing regular direct services to Dublin Heuston, further enhancing the appeal for those travelling for work. The location strikes the perfect balance between peaceful countryside living and immediate access to key transport routes and urban conveniences.

The accommodation comprises an entrance hall, kitchen/dining room, sitting room, three bedrooms and a main bathroom, along with the added benefit of a detached garage. The sitting room and second bedroom have both been freshly plastered and retain beautiful original features including high ceilings and cast iron fireplaces, offering character and charm while presenting a blank canvas for new owners to style to their own taste.

Originally constructed in 1934, this delightful bungalow has been thoughtfully extended and upgraded over the years, blending traditional character with modern comforts. Heating is provided via a solid fuel stove with back boiler alongside gas-fired central heating, ensuring both efficiency and versatility.

Externally, the property sits on a beautifully private and spacious site with ample room for expansion, subject to planning permission. The generous grounds provide a safe and secure environment for children, extensive parking, and excellent potential for further development. The detached garage adds further practicality, ideal for storage or workshop.

This is a rare opportunity to acquire a property with charm, space and significant potential, all within one of the most accessible and well-connected locations in the Midlands.

Accommodation:
Entrance hall: 3.72m x 0.93
Upvc door, timber flooring

Kitchen/Diner: 4.46m x 3.42m
Tiled flooring and splash area, fitted kitchen, electric oven, solid fuel stove

Sitting Room: 3.07m x 3.59m
Freshly skimmed, original open fire

Master Bedroom: 4.45 x 2.95m
Freshly skimmed, original open fire, dual aspect

Bedroom 2: 4.78m x 2.14m
Timber flooring, dual aspect, fitted wardrobes

Bedroom 3 : 2.54m x 3.07m
Timber flooring, dual aspect, fitted wardrobes

Highlights
Spacious c.0.4 acre site with excellent potential for extension
Prime location just 2 minutes from M7 Junction 17
Approx. 50 minutes to Dublin via M7 motorway
10 minute drive to Portlaoise Town Centre and all amenities
Three-bedroom detached bungalow full of character
High ceilings and original cast iron fireplaces
Solid fuel stove with back boiler and gas central heating
BER D2 / BER No 104371604
Floor Area 72 m2

To access the legal pack, please copy and paste the link below
http://www.iamsold.ie/properties/0c2d5929a1e1498ebb49be4605cc7dff/auction-pack

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate or iamsold, 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 firms 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.

Entrance hall
3.72m x 0.93
Upvc door, timber flooring

Kitchen/Diner
4.46m x 3.42m
Tiled flooring and splash area, fitted kitchen, electric oven, solid fuel stove

Sitting Room
3.07m x 3.59m
Freshly skimmed, original open fire

Master Bedroom
4.45 x 2.95m
Freshly skimmed, original open fire, dual aspect

Bedroom 2
4.78m x 2.14m
Timber flooring, dual aspect, fitted wardrobes

Bedroom 3
2.54m x 3.07m
Timber flooring, dual aspect, fitted wardrobes