

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

WWW.PROPERTYPARTNERS.IE

**"KILTUBBER HOUSE"
KINNEGAD
CO.WESTMEATH**



**Substantial 7 Bedroom, 6 Ensuite Detached Residence
Standing on c.6 Acre Holding**

Located on the outskirts of Kinnegad
With direct access & Frontage onto N4
Dublin 40 Miles & Mullingar 10 Miles
Required Redecoration
Oil Fired Central Heating

Price Guide : €250,000

Auctioneers, Valuers, Estate Agents, Insurance Agents

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556
Email jbmcdonnell@propertypartners.ie

ipav
BONDED MEMBER

Reference: 3912

Address: "Kiltubber House", Kinnefad, Co. Westmeath

ACCOMMODATION:

Entrance Hall 23` 0`` x 10` 2`` Feature Dual Return Staircase
 (7.01 x 3.10)



Sitting Room 30` 10`` x 13` 4`` Open Fireplace. Bay Windows. Ornate Plaster Coving
 (9.40 x 4.06)

Office 13` 3`` x 9` 8``
 (4.04 x 2.95)

Living Room 20` 9`` x 13` 4`` Fireplace. Bay Window. Door to Kitchen & door to hall.
 (6.32 x 4.06)

Kitchen 16` 1`` x 15` 11`` Fitted Floor & Wall Units. Plumbed for Dishwasher. Tiled Floor
 (4.90 x 4.85)



Utility Room 25` 5`` x 11` 4``
 (7.75 x 3.45)

Store 1	13` 0`` x 7` 0`` (3.96 x 2.13)	
Store 2	9` 0`` x 7` 0`` (2.74 x 2.13)	
Store 3	7` 6`` x 5` 6`` (2.29 x 1.68)	
Boiler House	6` 0`` x 6` 0`` (1.83 x 1.83)	
Shower Room	3.35 x 1.22 (11` 0`` x 4` 0``)	With Shower, WC., WHB. & Toilet
Garage	19` 7`` x 18` 8`` (5.97 x 5.69)	
Bedroom 1	19` 8`` x 16` 0`` (5.99 x 4.88)	Ensuite. Built-In Wardrobe
Ensuite	11` 10`` x 6` 7`` (3.61 x 2.01)	Bath with Jacuzzi, WC & WHB. Jet Shower. Fully Tiled



Bedroom 2	5.72 x 3.12 (18` 9`` x 10` 3``)	With Ensuite
Ensuite	8` 10`` x 4` 0`` (2.69 x 1.22)	With Shower, WC. & WHB
Bedroom 3	3.53 x 3.15 (11` 7`` x 10` 4``)	Built-In Wardrobes. With Ensuite
Ensuite	5` 0`` x 2` 10`` (1.52 x 0.86)	With Shower, WC & WHB

Bedroom 4

3.33 x 3.12
(10' 11'' x 10' 3'')

Built-In Wardrobe. With Ensuite

Ensuite

5' 8'' x 4' 9''
(1.73 x 1.45)

With W.C., WHB. & Shower



Bedroom 5

11' 8'' x 10' 4''
(3.56 x 3.15)

Built-In Wardrobe. With Ensuite

Ensuite

5' 3'' x 5' 0''
(1.60 x 1.52)

With WC., WHB & Shower



Bedroom 6

18' 8'' x 9' 5''
(5.69 x 2.87)

Built-In Wardrobe. With Ensuite

Main Bathroom

11' 9'' x 5' 10''
(3.58 x 1.78)

Bath, Shower WC., Fully Tiled

Bedroom 7

16' 1" x 15' 10"
(4.90 x 4.83)

Built-In Wardrobe & Walk-In Wardrobe. With Ensuite

Ensuite

12' 0" x 5' 10"
(3.66 x 1.78)

With WC., WHB & Bath. Fully Tiled



Finance:

We can offer independent mortgage advice from The Mortgage & Investment Centre, a specialist mortgage company within Property Partners / J.B. McDonnell & Co. Agents, who will help find you the best & most competitive mortgage to suit your needs.

Contact [The Mortgage & Investment Centre](http://TheMortgage&InvestmentCentre.com) on (044) 933333