PROPERTY PARTNERS

James B McDonnell & co

WWW.PROPERTYPARTNERS.IE

1 GRANGE COTTAGES SOUTH BALLYMAHON ROAD, MULLINGAR CO.WESTMEATH

Well Appointed Extended 4 Bedroom Semi-Detached Bungalow

Located within close Proximity of Mullingar Town, Schools, Church & Shops & very convenient to C-Link & M6
Privated Secluded Gardens with Large Parking Area
Master Bedroom Ensuite
Oil Fired Central Heating

BER C3

Price Guide : €165,000

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

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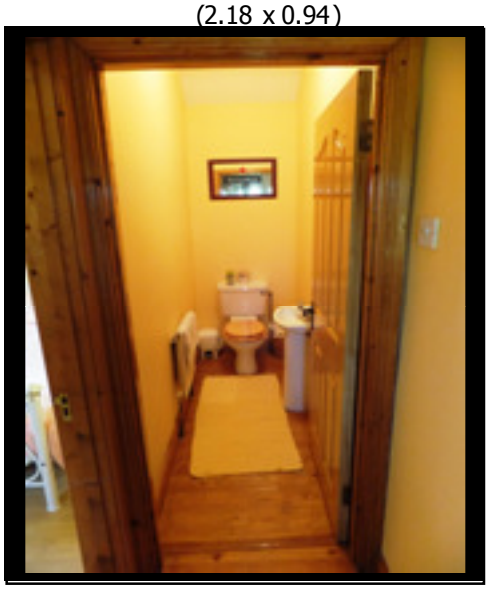
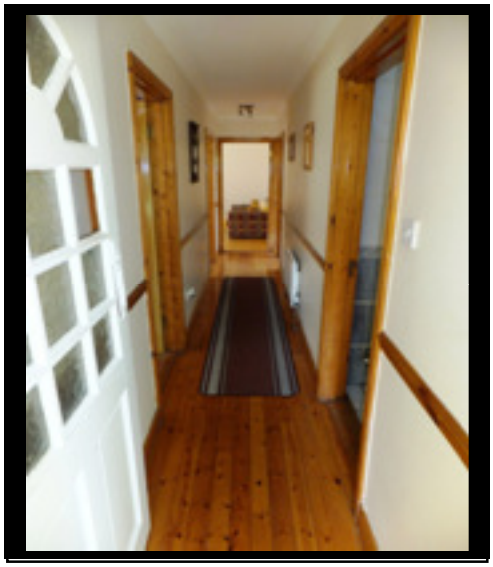
Reference: 3830

Address: 1 Grange Cottages South,
Ballymahon Road,
Mullingar,
Co.Westmeath

ACCOMMODATION:

Hall 7` 2`` x 3` 1``
(2.18 x 0.94)
Polished Wooden Floor





W.C. 7` 10`` x 3` 1``
(2.39 x 0.94)
Polished Wooden Floor with WC & WHB.

Bedroom 1 14` 10`` x 8` 7``
(4.52 x 2.62)
Double Room. High Vaulted Ceilings. Laminate Timber floor

These particulars are issued on the understanding that they will not form any part of any contract and that all negotiations will be carried out through James B. McDonnell & Co. All descriptions, dimensions, etc., are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.

ipav BONDED MEMBER

Sitting Room	15` 3`` x 11` 3`` (4.65 x 3.43)	Feature Brick Fireplace & TV Stand. Recessed Solid Fuel Stove. Polished Wood Floor. Vaulted Ceilings. Doors to Hall & Living Room. TV Point

Living Room	15` 0`` x 9` 11`` (4.57 x 3.02)	Feature Open Fireplace with Timber Surround & Cast Iron insert. TV Point. Open Plan Arch & step down to Kitchen
Kitchen	17` 6`` x 10` 7`` (5.33 x 3.23)	Modern Fitted Wall & Floor Kitchen Units with Integrated Oven,Hob, Dishwasher & Extractor Fan. Vintage Slate Floor Tiles. Tiled Splash Back. Velux Roof Windows. Doors to Landing & Utility. Plaster Cornice.

Utility Room	10` 8`` x 8` 3`` (3.25 x 2.51)	Fitted Floor Cabinets & Wall Shelving. Airing Cupboard with Hot Water Cylinder. Velux Roof Light. Slate Floor Tiling

Bedroom 2 17` 4`` x 12` 1``
(5.28 x 3.68)

Large Double Room. Rear Aspect. Polished Timber Floor.Ceiling Cornice.

Landing 20` 0`` x 3` 2``
(6.10 x 0.97)

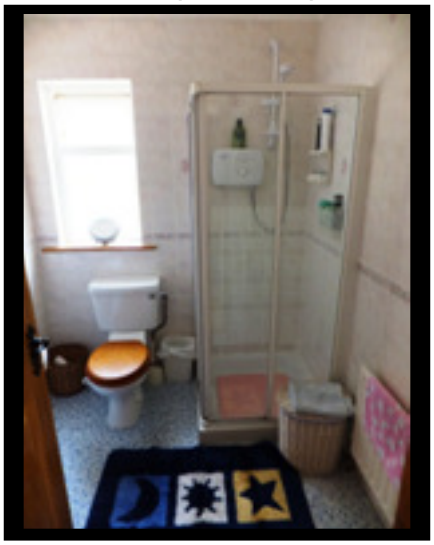
Ceiling Cornice

Bedroom 3 13` 6`` x 12` 1``
(4.11 x 3.68)

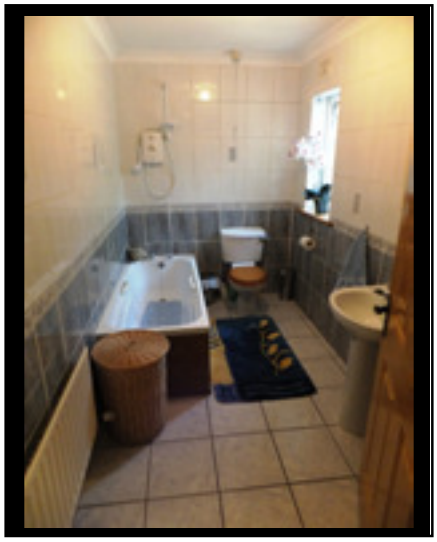
Double Room. Rear Aspect. Polished Timber Floors

Bedroom 4 13` 6`` x 12` 0``
(4.11 x 3.66)

Double Room. Rear Aspect. Polished Timber Floors



Walk-In Wardrobe	6` 8`` x 6` 0`` (2.03 x 1.83)	Timber Floor
Ensuite	6` 8`` x 6` 0`` (2.03 x 1.83)	WC.,WHB., Corner Electric Shower. Window for Natural Light & Ventilation. Tiled Walls
Main Bathroom	10` 9`` x 5` 9`` (3.28 x 1.75)	Bath with Electric Shower. WC., WHB. Tiled Floor & Walls



Sun Room	9` 10`` x 7` 5`` (3.00 x 2.26)	Double Glazed. Polish Wood Floor. Door to side of House & Parking Area
Garden Shed x 2		Wooden "Barna" & 1 Steel Shanette Type.

Portable Office	16` 0`` x 10` 0`` (4.88 x 3.05)	Electric Heating, Wired & Phone Line Provision

Features:

- All Solid Wood Doors throughout
- All Double Glazed PVC
- Oil Fired Central Heating

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 on (044) 9333333