

"THORNCROFT" **LYNN ROAD** **MULLINGAR, N91 CX13**



Exceptional 5 Bedroom Detached Family Residence c. 199sq.m. (c.2,150 sq.ft) of Family Accommodation

In a Most Desirable Location on Lynn Road
Standing on c. $\frac{3}{4}$ Acres of Mature Secluded Landscaped Gardens
Surrounded by Matured Hedging & Walled Boundary to front
With Electric Access Gates
Walking distance to Town & just mins from C-Link, N.4 & N.52
Detached Garage & Workshop
Dual Central Heating (Oil & Solid Fuel from Back Boiler)

Price Guide : €495,000

Auctioneers, Valuers, Estate Agents, Insurance Agents

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556

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BONDED MEMBER

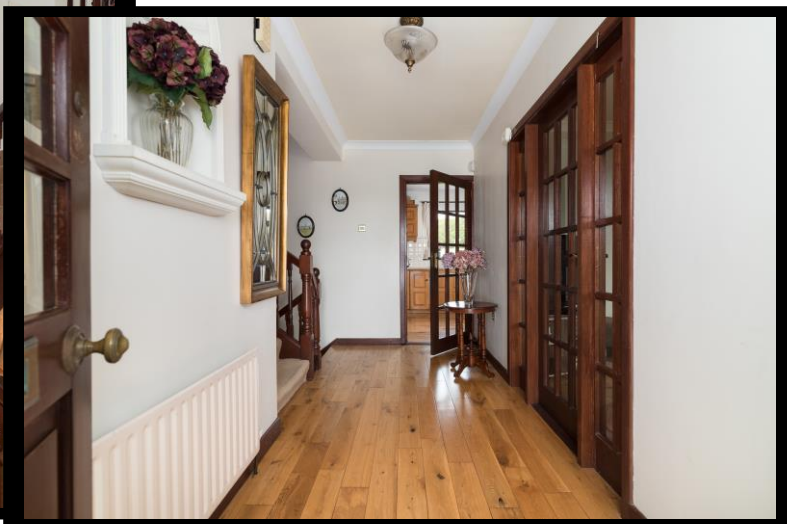
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Address: "Thorncroft", Lynn Rd., Mullingar, Co. Westmeath N91 CX13

ACCOMMODATION:

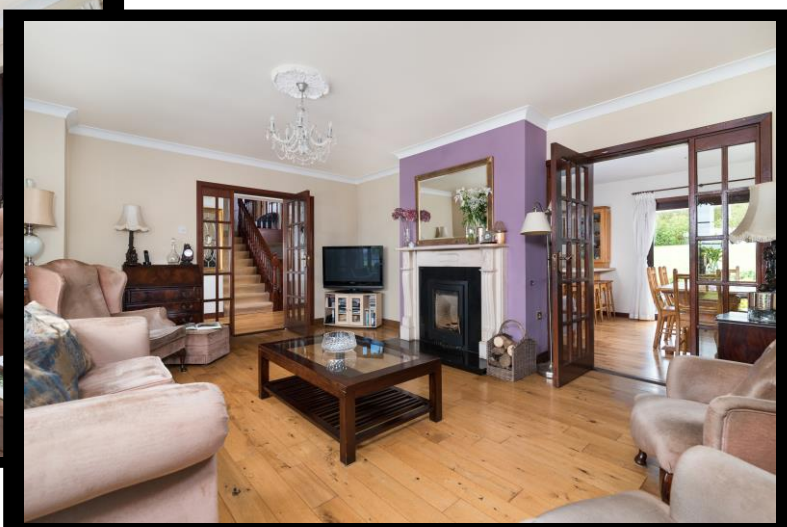
Entrance Hall 1.650m x 4.466m

Hardwood Floor. Radiator. Coving. Built-In Wall Display. Teak Glass Panelled Wooden Front Door.



Sitting Room 4.302m x 5.646m

Front Aspect looking out over views over manicured front lawns. Open Hearth Marble Fireplace with "Kingstar" Solid Fuel Insert Stove. Hardwood Flooring. Coving & Centre Piece Chandelier. Large Georgian Style "Woodgrain" Window. TV Point. Radiator. Teak Glass panelled door leading out to Entrance Hall & Glass panelled door through to Kitchen/Dining Area.



Kitchen/Breakfast Area 3.583m x 7.581m

Fully Fitted Solid Carved Wooden Wall & Floor Kitchen with Feature Display Units & tiled splash Back. Stairs Access to Attic Area. Integrated Dishwasher & Eye Level Cooker with Ceramic Built-In Hob & Extractor Fan. Recessed Lights on Ceiling. Solid Fuel Stove with Back Boiler (heats Water/Radiators). S.S. Sink Unit overlooking the private secluded rear garden. Solid Wood Flooring. Very Bright & Spacious room with Double French Doors & Window. TV Point.



Lower Hall

2.339m x 3.016m

Approached via 4 Steps down from Entrance Hall. Hardwood Flooring. Radiator. Burglar Alarm Keypad.

Bedroom 1 Ensuite

3.843m x 4.740m

Double Room. Front Aspect. Wooden Floor. Cream Wood Panelled Ceiling. Radiator. Full Ensuite & Walk-In Wardrobe.



Ensuite	2.000m x 2.861m	Wood Floor. Front Aspect. With WC.,WHB. Beday & Shower Cubicle with Electric Shower. Cream Wood Panelled Ceiling. Stained Glass Pine Solid Wood door to Ensuite.
Walk-In Wardrobe	1.711m x 2.314m	Fully Equipped with Generous Shelving Area. Pine Panelled Ceiling & Solid Wood Floor.
Utility Room	3.841m x 2.336m	Lino Flooring. Window overlooking Gable. S.S. Sink Unit with underneath Storage Cupboards. Tiled Splash Back. Plumbed for Washing Machine & Dryer.



TV/Sun Room	3.575m x 5.564m	Large Sliding Patio Door to Side Aspect. Solid Wood Flooring. TV Point. Very Bright & Spacious with 2 Windows. Radiator.
Office/Study	1.389m x 2.475m	With Carpet Flooring. Ample Built-In Shelving & power points.
Upper Landing	2.522m x 4.421m	Carpet Flooring. Coving.



Bedroom 2

2.869m x 3.157m

Double Room. Front Aspect. Carpet Flooring. Large Built-In Wardrobe. Radiator.

**Bedroom 3 Ensuite**

2.900m x 3.963m

Double Room. Front Aspect. Carpet Floor. Built-In Wardrobe & Dressing Table.

Ensuite

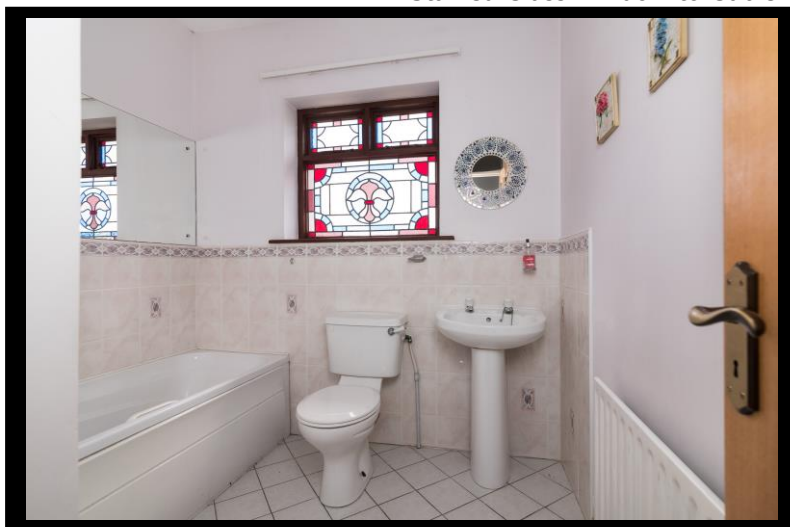
0.783m x 2.388m

With WC., WHB. & Shower Cubicle with Electric Shower. Window overlooking Gable of House giving ample Natural Ventilation.

Main Bathroom

2.314m x 2.406m

Tiled Floor. ½ Tiled Walls. With WC., WHB & Bath. Feature Stained Glass Window to Gable. Radiator.

**Bedroom 4**

3.527m x 3.874m

Double Room. Rear Aspect. Polished Wooden Tongued & Grooved Flooring.



Bedroom 5

2.696m x 3.682m

Double Room. Rear Aspect. Built-In Wardrobe & Dressing Table. Polished Wooden Tongued & Grooved Flooring.

Outbuildings

Detached Workshop

3.165m x 5.123m

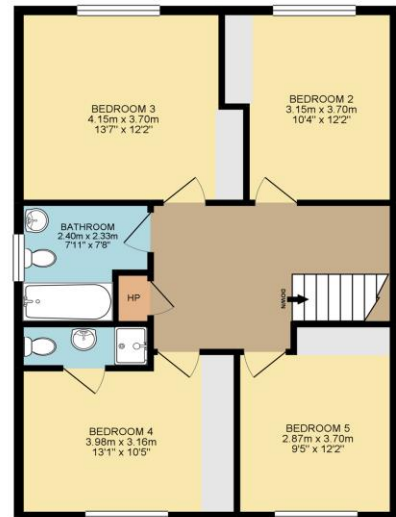
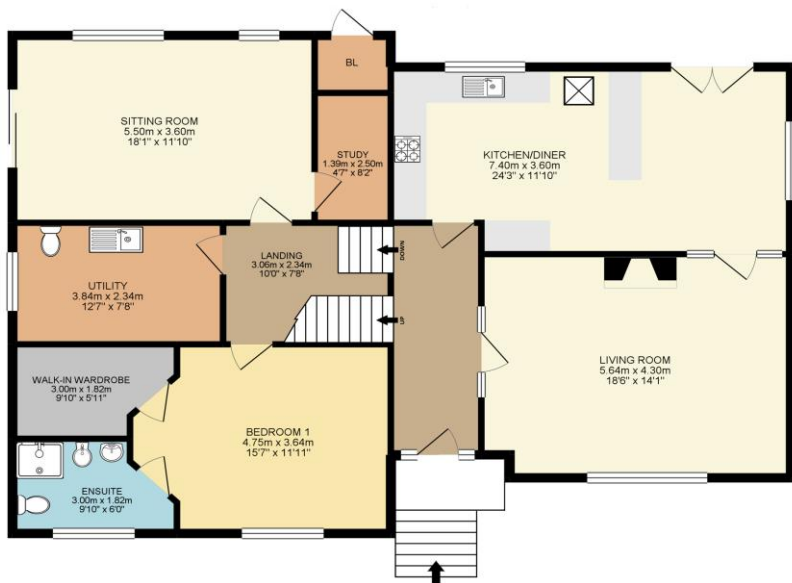
Concrete Floor

Garden Shed

3.165m x 3.641m







Approx. Total internal floor area 192m²

Thorncroft, Lynn Road, Mullingar, Co. Westmeath N91CX13



DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only

Features:

- Dual Central Heating (Oil Fired & Solid Fuel Back Boiler)
- c. $\frac{3}{4}$ Acre of Mature Manicured Elevated Gardens surrounded by Matured Hedges & Tress with attention to detail
- Large Cobble Lock Patio Area/Barbeque Area
- Outdoor Tap/& Lighting
- Large Tarmacadam Driveway Way with Parking to the Front & Gable
- Cattle Grid & Electronic Gates
- Spilt- Level
- Mains Water & Septic Tank Sewerage
- Burglar Alarm
- Boiler House
- Located within Walking distance of Town & easy access to C-Link & N4/N52
- A lot of Character to this Residence
- All Double Glazed uPVC "Woodgrain" Windows
- Pristine Condition

Google Maps:

N91 CX13

