

**PROPERTY  
PARTNERS**

**James B  
McDonnell & co**

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**114 BELVEDERE HILLS  
BALLINDERRY, MULLINGAR  
CO.WESTMEATH**



**Modern 4 Bedroom Semi-Detached House with Kitchen  
Extension to rear**

Spacious Living Accommodation with Master Bedroom Ensuite  
Popular Housing Estate located within Walking Distance of Schools,  
Shops & Town  
Sun Room to rear  
Gas Fired Central Heating

**BER C3**

**Price Region : €145,000**



**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:** 3940

**Address:** 114 Belvedere Hills,  
Ballinderry,  
Mullingar,  
Co. Westmeath

## ACCOMMODATION:

**Entrance Hall** 14' 6" x 7' 0" (4.42 x 2.13) Tiled Floor. Telephone Point



**Sitting Room** 14' 0" x 13' 6" (4.27 x 4.11) Double Doors to Dining Area. Marble Fireplace. Carpet Flooring. TV Point.



**Guest Toilet** 1.52 x 0.76 (5' 0" x 2' 6") WHB & WC. Tiled Floor

**Kitchen /Dining Area**

21' 10" x 13' 7"  
(6.65 x 4.14)

Tiled Floor. Fully Fitted Wall & Floor Units with Tiled Splash Back. Integrated Cooker/Hob/Dishwasher



**Kitchen Extension**

14' 0" x 12' 0"  
(4.27 x 3.66)

Tiled Floor. Double Doors to Kitchen.



**Utility Room**

4' 0" x 2' 10"  
(1.22 x 0.86)

Plumbed for Washing Machine & Dryer.

**Bedroom 1 Master**

12' 0" x 11' 4"  
(3.66 x 3.45)

Carpet Flooring. Rear Aspect.





**Ensuite**

3' 7" x 6' 8"  
(1.09 x 2.03)

Tiled Floor & Walls. WC., WHB & Electric Shower

**Bedroom 2**

11' 3" x 10' 4"  
(3.43 x 3.15)

Front Aspect. Fully Fitted Wardrobes. Varnished Floor

**Bedroom 3**

11' 4" x 9' 3"  
(3.45 x 2.82)

Front Aspect. Fully Fitted Wardrobes. Varnished Floor.

**Bedroom 4**

11' 3" x 9' 0"  
(3.43 x 2.74)

Front Aspect. Varnished Floors.

**Landing Area**

9' 0" x 9' 0"  
(2.74 x 2.74)

Carpet on Stairs & Landing

**Hotpress**

4' 0" x 2' 0"  
(1.22 x 0.61)

Fully Shelved

**Bathroom & Toilet**

6' 0" x 8' 0"  
(1.83 x 2.44)

Tiled Walls & Floors. WC., WHB & Bath with Pump Shower over Bath & Glass Panel Shower Door

**Features:**

- All Double Glazed uPVC White Windows Doors Fascia & Soffitt
- Burglar Alarm Installed
- 2 Smoke Alarms
- Garden Shed
- Gas 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](#)

