

**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'' Tiled Floor. Telephone Point
(4.42 x 2.13)



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



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

Kitchen /Dining Area

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

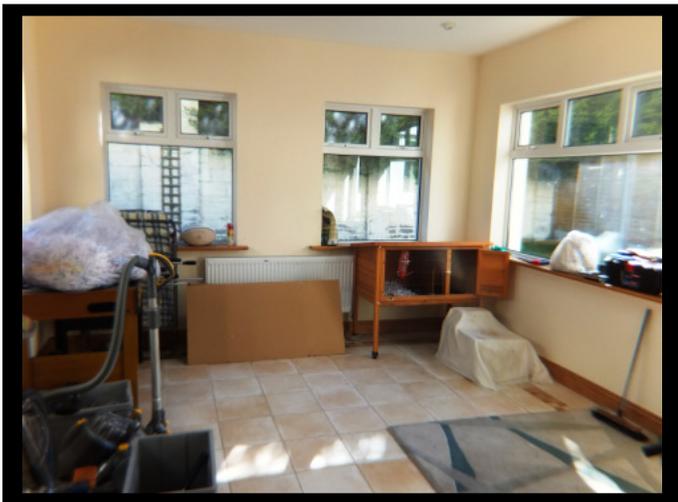
Tiled Floor. Fully Fitted Wall & Floor Units with Tiled Splash Back. Integrated Cooker/Hob/Dishwasher



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

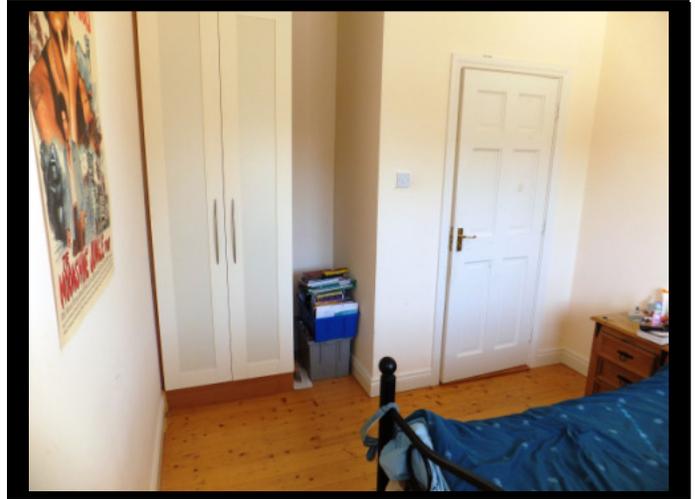
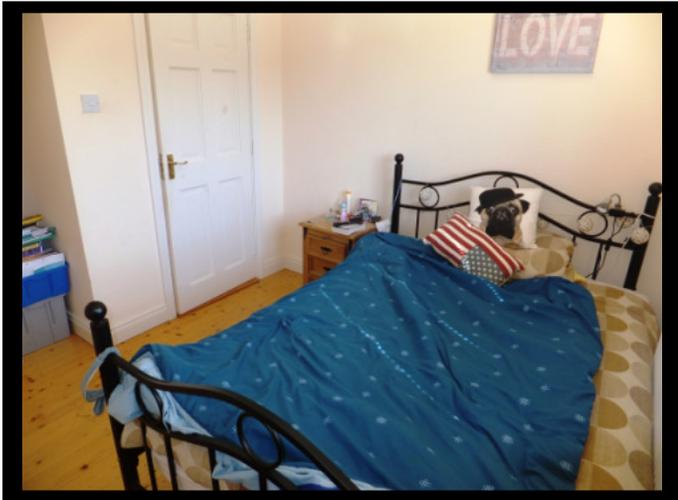
3' 7" x 6' 8"
(1.09 x 2.03)

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](tel:0449333333)

