

**PROPERTY  
PARTNERS**

**James B  
McDonnell & co**

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**"WILLOWBROOK"  
1 BALLINDERRY  
MULLINGAR**



**Well Appointed 3 Bedroom Detached Bungalow on Large Site**

In a Most Desirable Cul-De-Sac Location just off Lynn Road  
Standing on c. ½ Acre of Well Maintained Gardens & Surrounded by  
Matured Hedging & Trees

Just minutes Walking to Town Centre & within Easy access to N4

Detached Garage & Tool Shed

Ample Room for Expansion if so required

Oil Fired Central Heating throughout

Viewing Highly Recommended

**Price Guide : €320,000**

**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](mailto:jbmcdonnell@propertypartners.ie)

**ipav**  
BONDED MEMBER

**Reference:** 4121

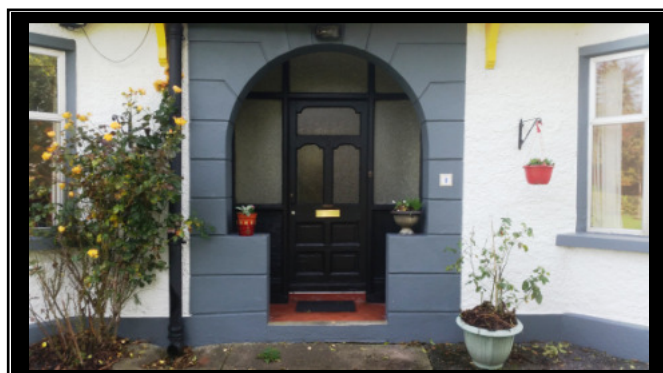
**Address:** "Willowbrook", 1 Ballinderry, Mullingar, Co. Westmeath

## ACCOMMODATION:

### Entrance Hall

6.82 x 2.10  
(22' 4" x 6' 11")

Handsomely proportioned with Feature Archway & Period Picture Rail. Original Polished Timber Floors. Radiator. Telephone Point. With rounded Front Door Porch Entrance



### Reception Room 1

4.51 x 3.62  
(14' 10" x 11' 10")

Original Polished Timber Flooring. High Ceiling with Period Picture Rail. Window overlooking Gable end (Dual Aspect). Classic Open Heart Marble Fireplace. Feature Bay Window. Wall lights. TV Point.





## Reception Room 2

3.62 x 4.50  
(11' 10" x 14' 9")

Solid Wood Flooring. High Ceiling with Period Picture Rail. Classic Open Heart Marble Fireplace. Feature Bay Window. 2 Radiators. TV Point. Window overlooking gable (Dual Aspect) Wall Lights



## Kitchen

3.07 x 3.24  
(10' 1" x 10' 7")

Fully Fitted Wall & Floor Units. Built-In Stainless Steel Sink Unit. Built-In Extractor Fan. Hotpress. Lino Flooring. Window overlooking side aspect. Sliding Door.



## Bedroom 1

4.73 x 3.61  
(15' 6" x 11' 10")

(Side Aspect) Window overlooking Gable. Built-In Shelving Unit. Radiator. Original Polished Timber Floor.



**Bedroom 2**

2.90 x 4.21  
(9' 6" x 13' 9")

Carpet Flooring. Built-In Wardrobes. Radiator. Window overlooking side garden.

**Bedroom 3**

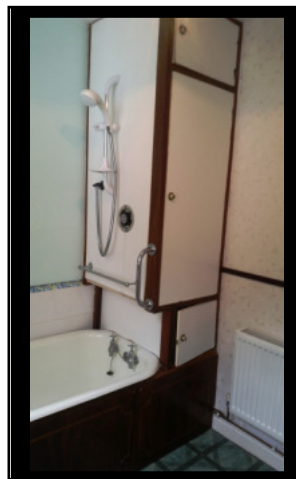
4.45 x 4.49  
(14' 7" x 14' 9")

Carpet Flooring. Dual Aspect. 2 Radiators. Telephone Point.

**Main Bathroom**

2.17 x 2.44  
(7' 1" x 8' 0")

With WC, WHB & Bath with "Mira" Pump Shower over Bath. Lino Flooring. Window for natural ventilation. Radiator. Electric Wall Heater.





**Rear Hall**

1.23 x 4.90  
(4' 0" x 16' 1")

Wooden Floor. Radiator. Built-In Larder Unit. Door to rear  
Patio. Access to Attic.



**Detached Garage/Tool  
Shed**

2.55 x 4.91  
(8' 4" x 16' 1")

Block Built with Concrete Floor. Built-In Shelving. Electricity.  
Double Teak door entrance. Tool Shed to rear with own door  
access.







### Features:

- Oil Fired Central Heating throughout (Recently installed)
- c.½ Acre of Mature Gardens surrounded by Well Maintained Hedges, Trees & well stocked with Apple & Pear Trees & Gooseberry, Blackcurrent & Raspberry Bushes
- Large Driveway Way with Parking to the Front & Rear
- Double Fronted Detached Bungalow
- Side Verandah
- Mains Water & Sewerage
- Burglar Alarm
- Private Secluded Cul-de-sac Setting off Lynn Road
- All Original Polished Timber Floors
- Located convenient to all Bus & Train Stations

➤ Walking distance to Secondary & Primary School

**Eircode:**

N91 D5N8

