

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

WWW.PROPERTYPARTNERS.IE

**"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. 1/2 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

ipav
BONDED MEMBER

Reference: 4121

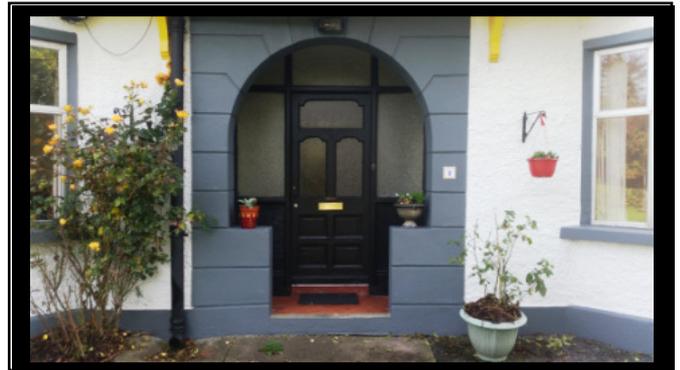
Address: "Willowbrook", 1 Ballinderry, Mullingar, Co. Westmeath

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")

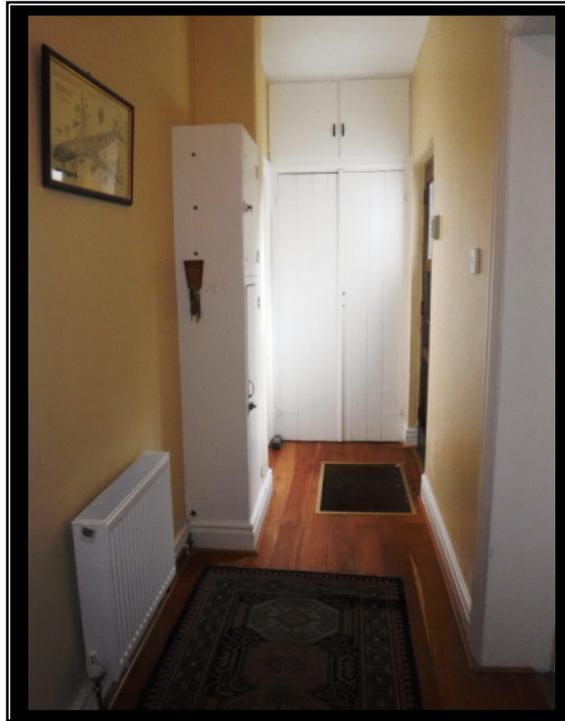
With WC, WHB & Bath with "Mira" Pump Shower over Bath. Lino Flooring. Window for natural ventilation. Radiator. Electric Wall Heater.



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

