

**PROPERTY  
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**86 COLLEGE HILL  
IRISHTOWN, MULLINGAR  
CO.WESTMEATH**



**Modern 3 Bed Detached Semi In this Popular Much Sought after  
Location Overlooking Green Area**

Spacious Family Accommodation

With Garage & Utility

Adjacent to Schools, Hospital & Shops

Enclosed Private Rear Garden

Oil Fired Central Heating throughout

**BER C3**

**Price Guide : €129,950**



**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:** 3802

**Address:** 86 College Hill, Irishtown, Mullingar, Co. Westmeath

**ACCOMMODATION:**

**Entrance Hallway** 15` 6`` x 6` 9``  
(4.72 x 2.06)

Bright & Spacious.

**Sitting Room** 15` 6`` x 11` 9``  
(4.72 x 3.58)

Feature Bay Window. Coving on Ceiling. Open Hearth Fireplace. Wooden Floor.



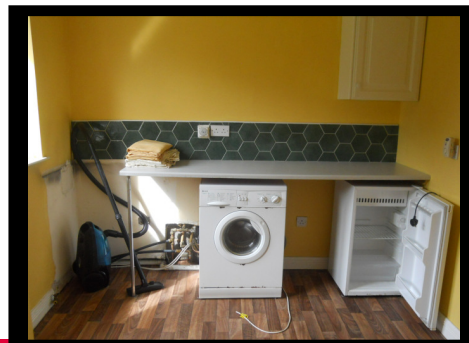
**Kitchen/Dining Room** 19` 0`` x 10` 9``  
(5.79 x 3.28)

Fully Fitted Kitchen Units.



**Utility Room** 8` 9`` x 8` 6``  
(2.67 x 2.59)

With Fitted Units. Door to rear Garden



**Garage**

11' 0" x 8' 8"  
(3.35 x 2.64)

With Up & Over Door

**Bedroom 1 Master**

4.14 x 3.20  
(13' 7" x 10' 6")

Master Bedroom Ensuite. Built-In Wardrobes. Double Room. Front Aspect.



**Ensuite Bedroom 1**

9' 2" x 2' 6"  
(2.79 x 0.76)

With WC., WHB & Electric Shower

**Bedroom 2**

11' 8" x 10' 0"  
(3.56 x 3.05)

Double Bedroom. Rear Aspect. Wooden Floor. Built-In Wardrobes



**Bedroom 3**

8' 3" x 7' 5"  
(2.51 x 2.26)

Single Bedroom. Front Aspect. Carpet Flooring. Built-In Wardrobe.



## Main Bathroom

7' 0" x 6' 1"  
(2.13 x 1.85)



### Features:

- All Double Glazed PVC Windows, Fascia & Soffitt
- Master Bedroom Ensuite
- Oil Fired Central Heating
- Prominent Position overlooking Green Area

### 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)