

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**LARKFIELD
GAYBROOK, MULLINGAR
CO.WESTMEATH**



**Well Appointed 4 Bedroom Detached Bungalow
In Desirable Country Setting**

c.4 Miles frm Mullingar Town & within Easy Access to N4/N52 Motorway
Standing on c. .6 Acres of Mature Secluded & Well Maintained Gardens
Tarmac Driveway & Yard Area to Rear
Garage Attached & Detached Garden Shed (Block)
Dual Central Heating (Oil & Solid Fuel with Back Boiler)

Price Guide : €210,000

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: 3791

Address: Larkfield,
Gaybrook,
Mullingar,
Co. Westmeath

ACCOMMODATION:

Entrance Hallway 11' 1'' x 5' 4'' With Solid Oak Flooring. Daydo Rail
(3.38 x 1.63)

Sitting Room 24' 0'' x 12' 8'' Large Spacious overlooking Front Garden with Feature Bay Window. Open Hearth Fireplace with Cast-Iron Insert & Teak Surround. TV Point. Plaster Cornice.
(7.32 x 3.86)



Dining Area (off Kitchen) 12' 4'' x 10' 8'' Brick Fireplace with Open Fire & Back Boiler. Sliding Door to rear. Open Plan Arch through to Kitchen Area.
(3.76 x 3.25)



Kitchen

3.18 x 3.25
(10' 5" x 10' 8")

Fitted Kitchen with Floor & Walls Units. Tiled Floor, Walls & Splash Backs. Built-In Oven & Hob.



Utility Room

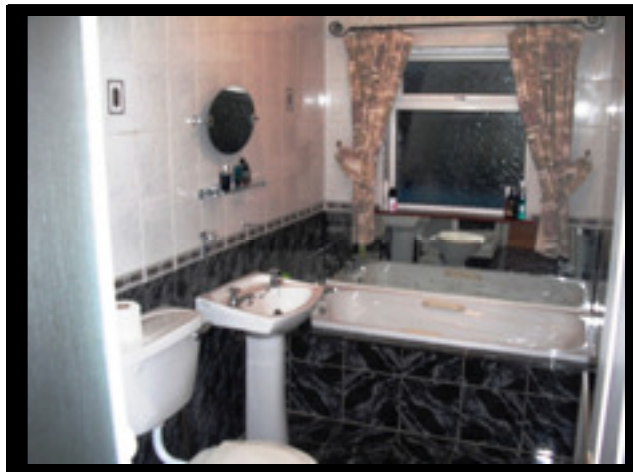
10' 8" x 9' 0"
(3.25 x 2.74)

Built-In Units with Counter Work Top & Stainless Steel Sink. Wall & Floor Tiling. Door to Rear & Door to Garage. Plumbed for Washing Machine.

Bathroom

10' 8" x 5' 6"
(3.25 x 1.68)

Bath. WC., WHB & Corner Shower. Tiled Floor & Fully Tiled Walls



Bedroom 1

10' 8" x 8' 0"
(3.25 x 2.44)

Double Room. Rear Aspect



Bedroom 2

9' 2" x 9' 1"
(2.79 x 2.77)

Double Room. Front Aspect.



Bedroom 3

11' 7" x 9' 6"
(3.53 x 2.90)

Double Room. Gable Aspect

Bedroom 4

13' 0" x 9' 0"
(3.96 x 2.74)

Double Room. Front Aspect. TV Point Built-In Wardrobes.

Garage Attached

4.06 x 2.72
(13' 4" x 8' 11")

With Up&Over Door. Double Glazed Windows to side. Door to Utility.





Features:

- Large Yard Area to Rear & Steps up to Elevated Lawn with Barbeque (Cobble Locked)
- Close to Lough Ennell & Lillyputt
- Mains Water & Septic Tank Sewerage
- Garden Shed (Block Construction)
- All Double Glazed PVC Windows, Doors, Fascia & Soffit
- Dual Central Heating ie. (Solid Fuel Heating with Back Boiler & Oil Fired)

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