

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

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**38 ARDILAUN HEIGHT'S
C-LINK RD., MULLINGAR
CO. WESTMEATH**



**Well Appointed 4 Bedroom Detached House on End Site
With Private Secure Rear Garden & Large Driveway**

Master Bedroom Ensuite

Viewing Highly Recommended

Gas Fired Central Heating throughout

BER D1

Price Guide : €150,000



Auctioneers, Valuers, Estate Agents, Insurance Agents

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556

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ipav
BONDED MEMBER

Reference: 3934

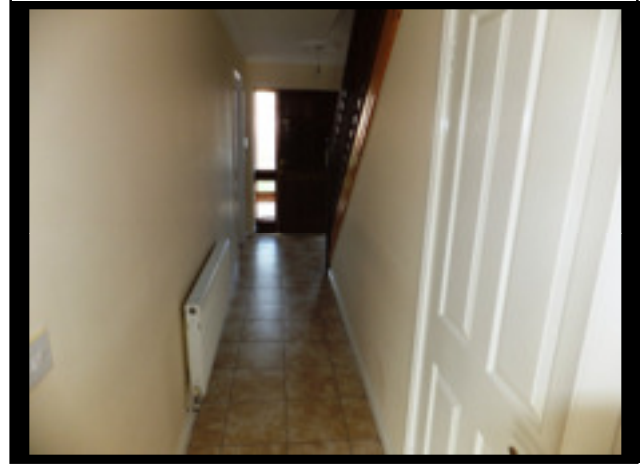
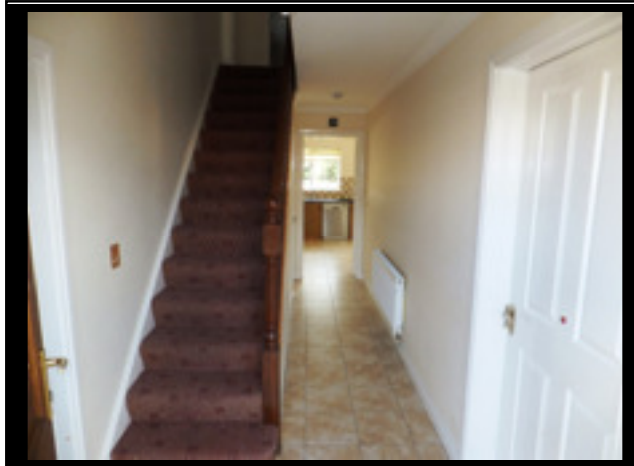
Address: 38 Ardilaun Height's C-Link Rd., Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall

1.93 x 5.59
(6' 4" x 18' 4")

Tiled Floor. Understair Utility Area



Sitting Room

5.59 x 3.33
(18' 4" x 10' 11")

Open Hearth Fireplace with Gas Fire. Double Doors to Kitchen



Kitchen /Diner

5.41 x 3.71
(17' 9" x 12' 2")

Fitted Floor & Wall Kitchen Units. Plumbed for Dishwasher. Tiled Floor. Double Doors to Sitting Room. Sliding Door to Patio



| | | |
|---------------------------|---------------------------------|--------------------------------|
| Back Porch | 7' 1" x 3' 11" (2.16 x 1.19) | Tiled Floor |
| Guest WC /Utility | 7' 0" x 5' 0" (2.13 x 1.52) | Tiled Floor. WC., & WHB |
| Study /Living Room | 17' 0" x 9' 3" (5.18 x 2.82) | Large Window overlooking Front |



| | | |
|------------------|----------------------------------|---|
| Bedroom 1 | 13' 6" x 10' 7" (4.11 x 3.23) | Double Room. Rear Aspect. Built-In Wardrobes. Ensuite |
|------------------|----------------------------------|---|



| | | |
|----------------|--------------------------------|---|
| Ensuite | 6' 8" x 4' 9" (2.03 x 1.45) | With WC.,WHB., Shower. Tiled Floor& Walls |
|----------------|--------------------------------|---|

Bedroom 2

13' 3" x 9' 0"
(4.04 x 2.74)

Double Room. Built-In Wardrobe.



Bedroom 3

8' 8" x 8' 5"
(2.64 x 2.57)

Single Room. Built-In Wardrobe. Front Aspect

Bedroom 4

14' 1" x 9' 3"
(4.29 x 2.82)

Double Room. Front Aspect. Dormer Area

Landing

9' 0" x 8' 4"
(2.74 x 2.54)

Hotpress off



Bathroom

6' 8" x 6' 2"
(2.03 x 1.88)

With WC., WHB., Bath with Electric Shower. Tiled Floor & Walls





Features:

- All Double uPVC Double Glazed Windows & Doors Fascia & Soffitt
- Ample on Site Parking
- Corner Site
- Easy access to N4, & within Walking distance of Town Centre. Close proximity to Bus & Rail Station

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