

**PROPERTY  
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**WALSHESTOWN  
MULLINGAR, CO.WESTMEATH**



**Impressive 4 Bedroom Detached Country Residence  
Standing on c. 1/2 Acre of Elevated Landscaped Gardens**

Located c.2 Miles from Mullingar Town & Overlooking Rolling Countryside

c.2.500 Sq.Ft of Spacious Family Accommodation

Master Bedroom Ensuite

Basement Garage with Walk-In Shower Room

Oil Fired Central Heating throughout

**BER C2**

**Price Guide : €330,000**

**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)

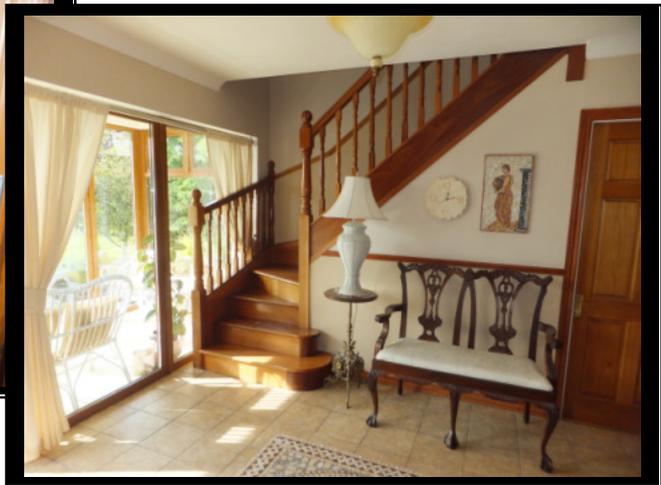
**ipav**  
BONDED MEMBER

**Reference:** 3987

**Address:** Walshestown, Mullingar, Co. Westmeath

**ACCOMMODATION:**

**Sun Room** 12` 10`` x 5` 6`` Tiled Floor. Very Bright & Spacious  
(3.91 x 1.68)

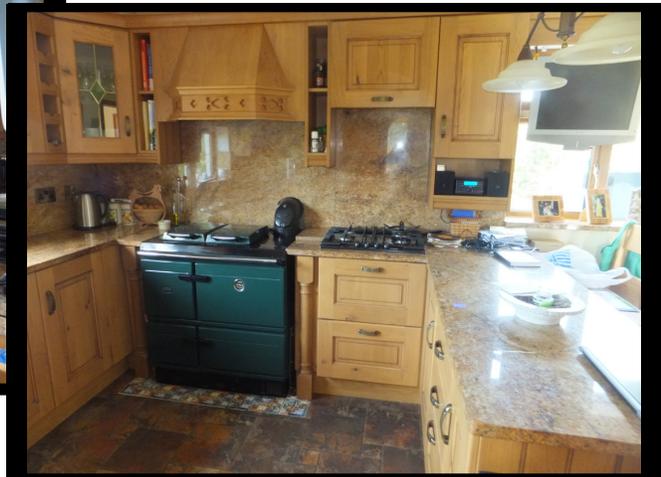


**Entrance Hall** 3.81 x 3.30  
(12` 6`` x 10` 10``)

Tiled Floor. Phone Point. Under-Floor Heating. Free Standing Dressor. Pine Stairs

**Kitchen** 17` 3`` x 12` 0``  
(5.26 x 3.66)

Built-In Oak Wall & Floor Units with Granite Worktops & Splash-Back & Window Boards. Lowered Breakfast Counter. Built- In Gas Hob/Dishwasher/ Fridge Freezer.Extractor Fan. Oil Range Twin Burner/Cooker. Porcelain Tiled Floor & Tiled Skirting.



**TV Room**

12' 2" x 10' 6"  
(3.71 x 3.20)

Marble Fireplace with Solid Fuel Stove. Carbon Monoxide Alarm. TV Point. Satellite Point. Electric under-floor heating. Tiled flooring. Day do rail.



**Dinning Room**

12' 0" x 11' 10"  
(3.66 x 3.61)

Electric Under-Floor Heating. Tiled Floor.



**Utility Room**

8' 6" x 7' 4"  
(2.59 x 2.24)

Plumbed for Washing Machine & Dryer. Fitted units and Sink. Tiled Floor



**Guest W.C.**

5' 6" x 4' 0"  
(1.68 x 1.22)

With WC & WHB. Tiled Floor & half Tiled Walls. Fitted Mirror. Extractor Fan. Radiator

**Sitting Room**

16' 4" x 16' 0"  
(4.98 x 4.88)

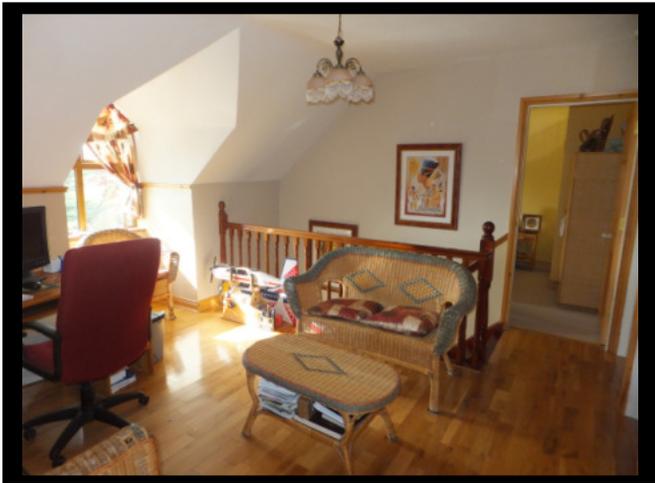
Crystal Chandelier Centre Piece. Double sliding doors to Dining Room. Walnut Laminate Floor. Feature Cast Iron Fireplace with Mahogany surround and Granite Heart. Solid Fuel Free Standing Stove.



**Landing Area/Office**

12' 4" x 12' 10"  
(3.76 x 3.91)

Solid Pine Floor.



**Bathroom & Toilet**

12' 0" x 5' 10"  
(3.66 x 1.78)

With WC., WHB & Power Shower & Bath. Half Tiled Walls & Marble Tiled Floor. Under-floor Heating.

**Bedroom 1 (Master)**

4.88 x 3.30  
(16' 0" x 10' 10")

Rear Aspect. Built-In Wardrobes Ensuite



**Ensuite**

7' 0" x 3' 10"  
(2.13 x 1.17)

With WC, WHB & Electric Shower. Tiled Floor. Under-floor Heating. Velux Windows.

**Bedroom 2**

13' 0" x 12' 0"  
(3.96 x 3.66)

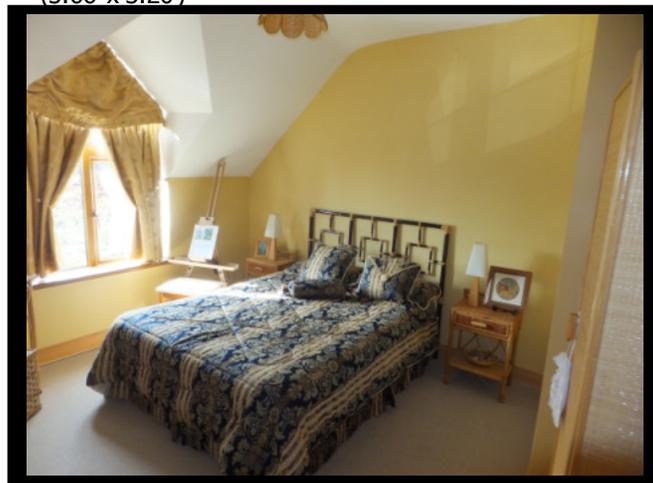
Rear Aspect. Built-In Wardrobe. Free Standing Electric Shower cubicle. Carpet Flooring.



**Bedroom 3**

12' 0" x 10' 6"  
(3.66 x 3.20)

Front Aspect. Carpet Flooring



**Bedroom 4**

15' 0" x 11' 6"  
(4.57 x 3.51)

Front Aspect. Built-In Wardrobe. Laminate Flooring. Half Panelled Walls.



**Garage**

13` 0`` x 12` 0``  
(3.96 x 3.66)

Including Walk-In Shower Room Fully Tiled 11'0" x 6'0"



## Grounds & Gardens



**Features:**

- LED Bulbs throughout
- All Solid Pine Doors Upstair & Mahogany Downstair
- Fully Landscaped Gardens Front & Rear
- Tiled Patio Area to rear
- Fully Tarmaced Driveway Front & Rear
- Septic Tank
- Dry Dash External Wall Render
- Tiled Steps to Entrance Hall
- Oil Fired Central Heating
- Burglar Alarm (Centrally Monitored)
- All Double Glazed Golden Oak PVC Windows & Oak PVC Fascia & Soffit

**Directions:**

Take the Ballynacargy Road from Mullingar & travel 2.5 miles.  
Subject House is on the Right Hand Side with For Sale Sign on same.  
GPS Co-ordinates - 53,32.412N & -7.23.638W

**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) 933333