

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

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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

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BONDED MEMBER

Reference: 3987

Address: Walshestown, Mullingar, Co. Westmeath

ACCOMMODATION:

Sun Room

12' 10" x 5' 6"
(3.91 x 1.68)

Tiled Floor. Very Bright & Spacious



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)

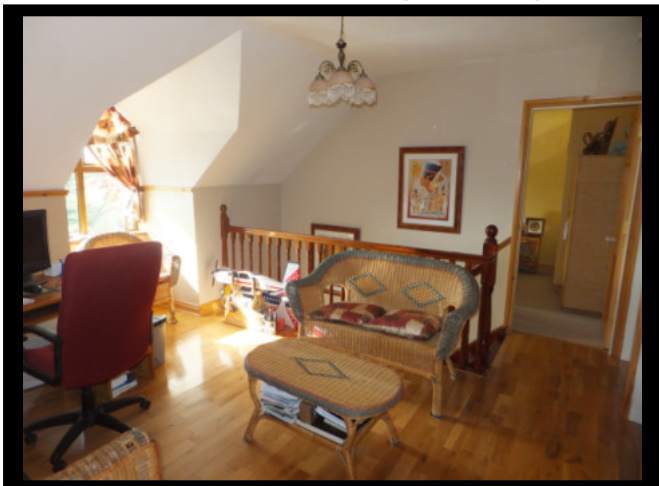
Crystal Chandelier Centre Piece. Double sliding doors to Dining Room. Walnut Laminate Floor. Feature Cast Iron Fireplace with Mahogany surround and Granite Heart. Solid Fuel Free Standing Stove.



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 Panded 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) 9333333