

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**75 COLLEGE HILL
IRISHTOWN
MULLINGAR, CO.WESTMEATH**



Impressive 4 Bedroom Detached Semi- Residence

Located in Much Sought after Residential Development
Convenient to all Schools, Hospital, Shops & N4 Motorway
Ideal Location overlooking Green Area to both Front & Back
2 Bedroom's Ensuite, One Downstairs
Oil Fired Central Heating

BER D1

Price Guide : €190,000

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: 3964

Address: 75 College Hill, Irishtown, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall 15' 8" x 7' 0" (4.77 x 2.14)

Bright & Spacious. Telephone Point

Sitting Room 15' 8" x 11' 10" (4.77 x 3.60)

Open Hearth Fireplace with Feature Timber & Cast Iron Surround. Bay Window. Ceiling Covring. Carpet Flooring.



Kitchen /Dining Room 19' 3" x 11' 2" (5.87 x 3.40)

Fitted Floor & Wall Kitchen Units. Tiled Floor. Sliding Patio Door to rear Garden. Spot Lights on Ceiling. Tiled Splash Back.



Utility Room

9' 1" x 8' 8"
(2.77 x 2.65)

Plumbed for Washing Machine & Dryer. Built-In Storage Units (Floor & Wall) with Stainless Steel Sink. Door to rear. Indoor OFCH Boiler. Tiled Floor.



Bedroom 1

15' 8" x 9' 1"
(4.77 x 2.78)

Double Room. Ensuite. Suitable for Office/Study/Playroom



Ensuite

9' 1" x 2' 7"
(2.78 x 0.80)

With WC., WHB & Electric Shower

Bedroom 2

3.59 x 3.29
(11' 9" x 10' 9")

Double Room. Rear Aspect. Built-In Wardrobes



Bedroom 3

13' 4" x 10' 5"
(4.07 x 3.19)

Double Room. Front Aspect. Built-In Wardrobe. Ensuite.



Ensuite

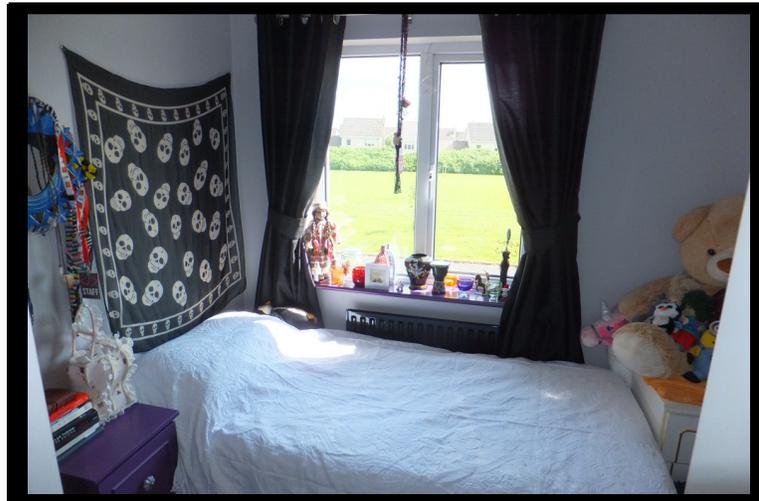
9' 2" x 2' 7"
(2.80 x 0.80)

WC., WHB., Shower. Tiled Floor

Bedroom 4

7' 10" x 8' 4"
(2.38 x 2.55)

Single Room. Front Aspect. Built-In Wardrobe.



Bathroom & Toilet

7' 1'' x 6' 3''
(2.17 x 1.91)

Bath with Electric Shower. WC., WHB. Tiled Floor.

**Features:**

- All uPVC Double Glazed Windows, Doors, Fascia & Soffit
- Master Bedroom Ensuite & Downstairs Ensuite Bedroom
- Private Secure Garden to rear
- Adjacent to Schools, Hospital & Shops & easy access to N4 Motorway
- Oil Fired Central Heating throughout
- Garage converted to Ensuite Bedroom

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