

**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 Coving. 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.



These particulars are issued on the understanding that they will not form any part of any contract and that all negotiations will be carried out through James B. McDonnell & Co. All descriptions, dimensions, etc., are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.

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

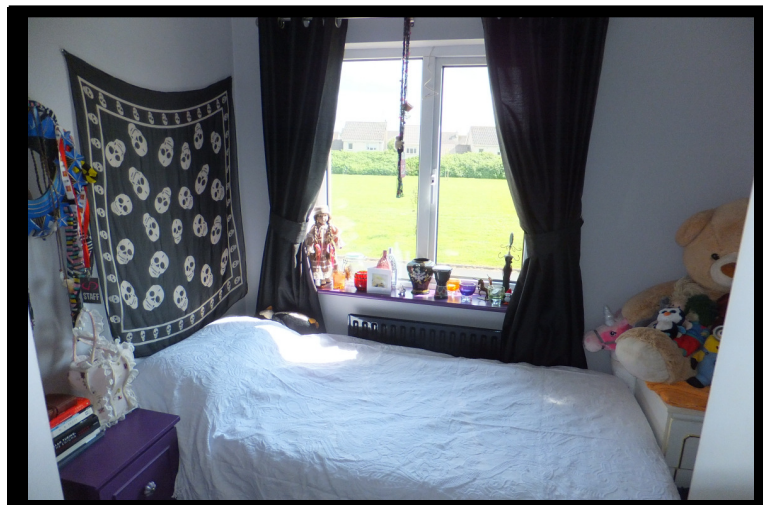
9' 2" x 2' 7"
(2.80 x 0.80)

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