

**PROPERTY  
PARTNERS**

**James B  
McDonnell & co**

**WWW.PROPERTYPARTNERS.IE**

**173 PETITSWOOD MANOR  
DUBLIN RD.,  
MULLINGAR**



**Well Appointed 3 Bedroom Semi-Detached Home**

Located overlooking Green Area in Quiet Cul-de-Sac

Within Walking Distance Of Mullingar Town Centre

Master Bedroom Ensuite

Burglar Alarm Installed

Gas Fired Central Heating

**BER C3**

**Price Region : €200,000**

**Auctioneers, Valuers, Estate Agents, Insurance Agents**

**ipav**  
BONDED MEMBER

26/28 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland. Tel: 044 49330 Fax: 044 49556

**Reference:** 4091

**Address:** 173 Petitswood Manor, Dublin Rd., Mullingar, Co. Westmeath

**ACCOMMODATION:**

**Ground Floor**  
**Entrance Hall**

17' 0" x 6' 0"  
(5.18 x 1.83)

Phone Point. Laminated Wooden Floor. Covings. Radiator. Bright & Spacious.



**Guest Toilet**

4' 10" x 2' 6"  
(1.47 x 0.76)

Tiled Floor. WHB & Toilet

**Kitchen/Dining Area**

21' 0" x 18' 0"  
(6.40 x 5.49)

Fully Fitted Wall & Floor Units with Tiled Splash Back. Integrated Cooker/Hob & Extractor Fan. Plumbed for Dishwasher. Tiled Floor at Kitchen Area. Wooden Floor at Dining Area. Sliding Patio Door to rear Garden. Spot Lights on Ceiling



Utility

5' 6" x 3' 6"  
(1.68 x 1.07)

Plumbed For Washing Machine. Counter Top. Extra Storage Space. Gas Boiler



Sitting Room

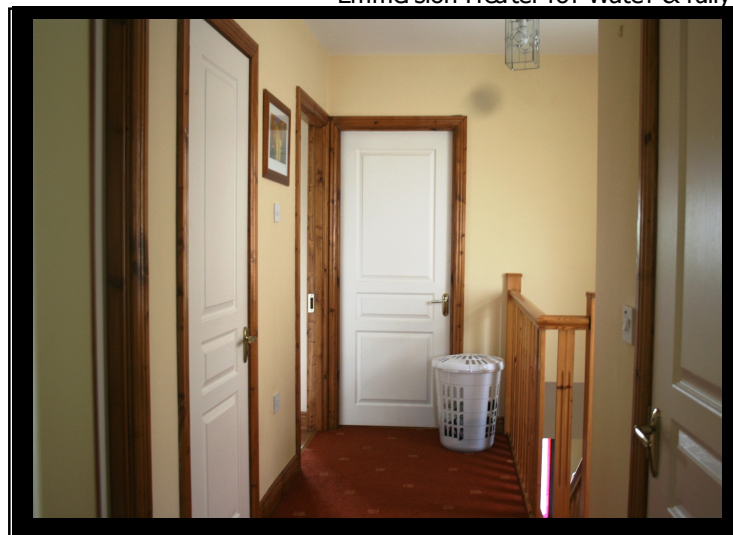
17' 6" x 11' 6"  
(5.33 x 3.51)

Wooden Flooring. Open Hearth Fireplace with Timber Surround. TV Point & Telephone Point. Feature Bay Window. Coving. Double Doors through to Kitchen/Diner



**First Floor**  
**Landing**

Bright & Spacious with Storage Closet. Hotpress with Immersion Heater for Water & fully shelved.



Bedroom 1 (Master)

4.27 x 2.90  
(14' 0" x 9' 6")

Front Aspect. Double Room. Feature Bay Window. Built In Wardrobes. Laminate Timber Flooring.



En-Suite

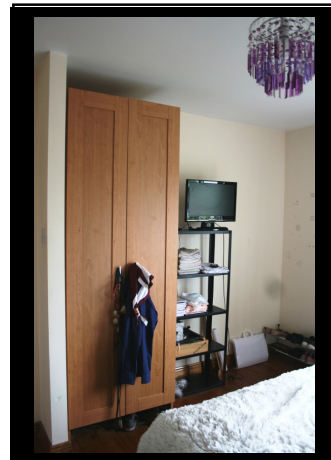
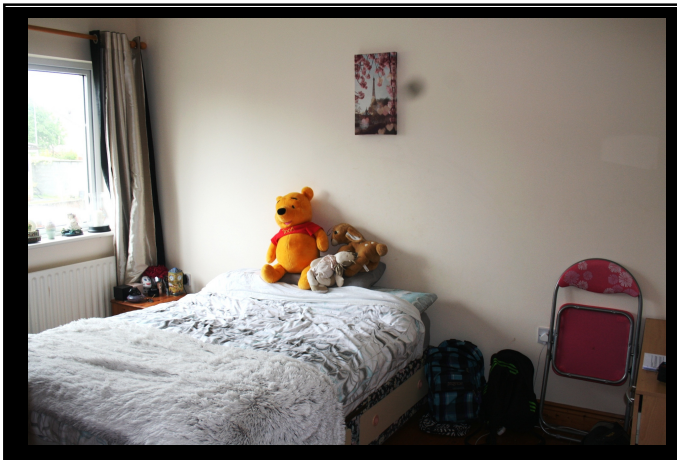
5' 0" x 4' 10"  
(1.52 x 1.47)

With W.C., W.H.B. & Power Shower.

Bedroom 2

12' 10" x 10' 0"  
(3.91 x 3.05)

Rear Aspect. Built In Wardrobes. Laminate Wooden Floor



Bedroom 3

8' 9" x 8' 2"  
(2.67 x 2.49)

Front Aspect. Built In Wardrobes. Laminate Wooden Floor



Main Bathroom

8` 6`` x 6` 6``  
(2.59 x 1.98)

Fully Tiled Floors & Walls. W.C., W.H.B. & Bath with Telephone Shower.



### Rear Garden



### Features:

- Pine Stairs
- "Woodgrain" uPVC Double Glazed windows to front & White Double Glazed to rear
- Gas Fired Central Heating
- Walking Distance to Town, Schools, Church & Shops
- Burglar Alarm
- Cobble Lock Driveway Extended
- Easy access to M4 Motorway & all other routes

### Viewing:

Please phone us to set up a viewing. Our opening hours are from 9:30 am to 5:30 pm Monday to Friday