

**PROPERTY
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**GARTLANDSTOWN
CROOKEDWOOD
MULLINGAR**



**Unique Opportunity To acquire this Beautiful "Old World Style"
"Part Cut Stone" 2/3 Bedroom Cottage totally renovated**

Standing on c. ¾ Acres of Well Maintained Grounds with 2 Paddocks

2 Minutes Walking to the Shores of Lough Derravarragh

Large Detached Double Garage with Electric doors

(potential for 2 Self Contained Apartments)

Outdoor Swimming Pool & Shower Block

Electric Double Gates at entrance & extensive paved in Brick

Oil Fired Central Heating

BER D2

Price Guide : €260,000

Auctioneers, Valuers, Estate Agents, Insurance Agents

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BONDED MEMBER

Reference: 4081

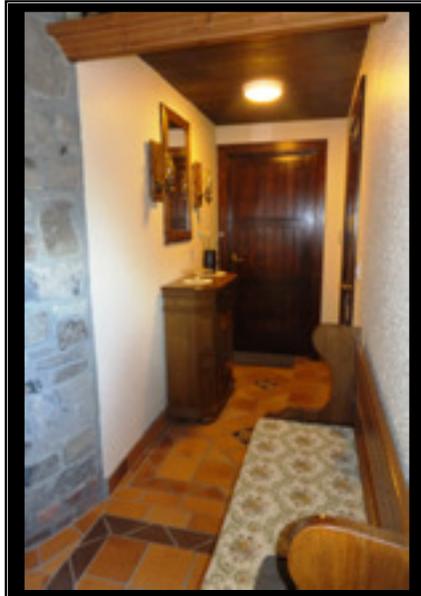
Address: Gartlandstown, Crookedwood, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall

1.84 x 1.35
(6' 0" x 4' 5")

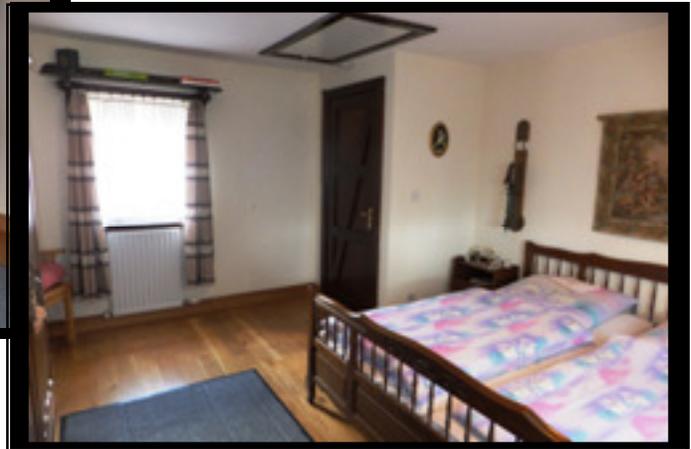
Terracotta/Brick Floor Tiles. Teak Front Door with Stained Glass Window (Front door is insulated between the timbers)



Bedroom 1

4.58 x 3.97
(15' 0" x 13' 0")

Solid Oak Timber Floor. Access to Attic via Stira Stairs. Very Bright & Spacious with 2 Windows. TV & Telephone Point



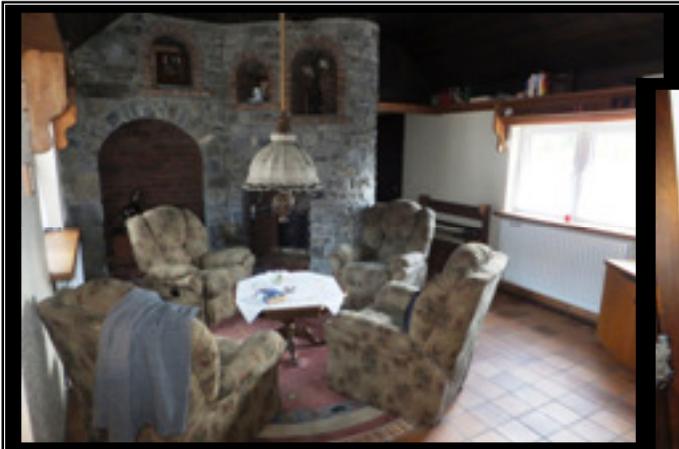
Attic Storage Area (off Bedroom 1)

1.64 x 3.73
(5' 4" x 12' 3")

Access via Stira Stairway. Floored & Shelved. PVC panelling on Walls & Lino Flooring.

Open plan Sitting Room 4.58 x 6.11
(15' 0'' x 20' 0'')

Terracotta/Brick Floor Tiles. Open Hearth Feature Fireplace with exposed Stone & Brick surround & with Built-In Lighting. Tiled Hearth. French Pine Solid Wood Ceiling (dried & waxed) 2 TV Points. Raised Built-In Solid Pine Wall Display.



Breakfast Area 2.24 x 1.70
(7' 4'' x 5' 7'')

Raised Area overlooking Kitchen Work Area. Terracotta/Brick Floor Tiles. Solid Ash Counter Top. Built-In Gun Box on steps leading to Breakfast Area.



Kitchen /Dining Area 3.44 x 4.71
(11' 3'' x 15' 5'')

Solid Pine Wall & Floor Units with Tiled Splash Back (Marble Tiling). Built-In Radio. Integrated Dishwasher/Fridge Freezer & Hi-Power Extractor Fan. Ample Sockets built-In to Units & inset lighting. Black Granite Counter Top. Feature Sink Unit. Dining Area With Window overlooking Patio Area.

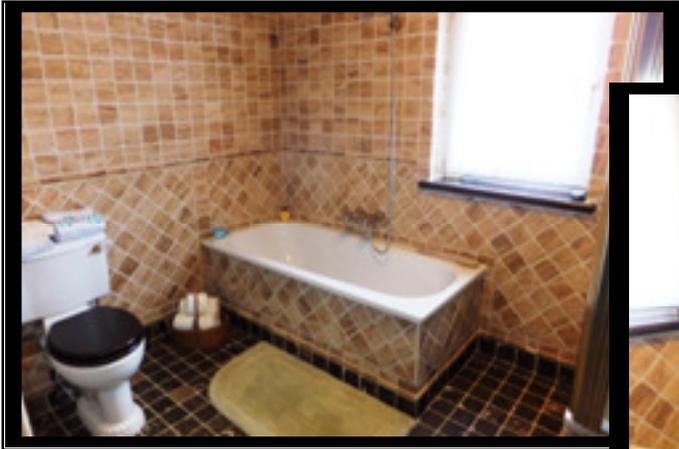
Guest Toilet 1.23 x 1.50
(4' 0'' x 4' 11'')

Tiled Floors & Wall. WC., & WHB

Main Bathroom

2.14 x 2.92
(7' 0'' x 9' 7'')

Tiled Floor & Walls. Wall Radiator. Bath with Mixer Shower. Raised Shower Cubicle. WC & WHB. Brass Sanitary Fittings.



Side Entrance Hall way

3.12 x 4.17
(10' 3'' x 13' 8'')

Feature Solid Oak Floor Tiles. With 2 Double Glazed French Tilt & Turn Doors with Antique "Belly" Glass to the exterior. These doors both open Fully.



Utility Room

1.67 x 3.52
(5' 5'' x 11' 6'')

Terracotta/Brick Floor Tiles. Fully Tiled Walls. Built-In Wall & Floor Units with Counter top. PVC Ceiling (for easy maintenance) Stainless Steel Sink Unit. Plumbed for Washing Machine. Main Fuse Board.

**Granny Flat
Entrance Hall Area**

1.63 x 1.66
(5' 4'' x 5' 5'')

This Granny Flat Unit has its own Burglar Alarm & is attached to Main House via large Side Entrance Hall. Access to Attic Area.

Shower Room

1.68 x 1.87
(5' 6'' x 6' 2'')

With Shower, WC & WHB. Tiled Walls & Floor. Radiator. Window for Natural Ventilation.



Kitchen/Dining Area

3.03 x 3.61
(9' 11'' x 11' 10'')

Fully Fitted Floor & Wall Units. Terracotta/Brick Floor Tiles. Built-In Oven, Hob & Extractor Fan.

Bedroom 2

3.64 x 3.73
(11' 11'' x 12' 3'')

Built-In Wardrobe with Wall Safety Deposit Box. Radiator. Terracotta/Brick Floor Tiles.



Outbuildings

Boiler House & Outdoor WC

1.17 x 1.67
(3' 10'' x 5' 6'')

Assessible from outside. With WC & WHB. High Efficiency Boiler & Electric Booster for Water System. Tiled Floor.

Garden Tool Shed

1.03 x 2.17
(3' 4'' x 7' 1'')

OUTBUILDINGS

Garden House (Detached)

2.62 x 2.76
(8' 7'' x 9' 0'')

This is a Raised Detached Outbuilding that is approached by Cut-Limestone Steps. It houses the Oil Tank & Garden Furniture. It has a Verandah that has 2 Sliding Double Glazed uPVC Windows & is open on one side.



Verandah overlooking Entire site

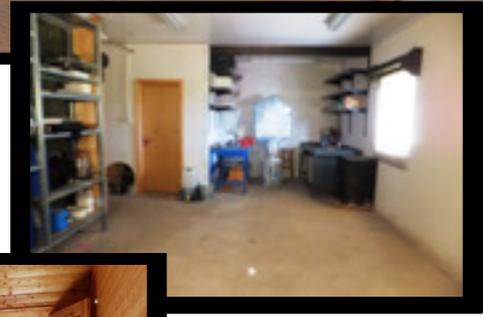
2.60 x 2.98
(8' 6'' x 9' 9'')

Suitable for Entertaining & dining out.

Double Garage

4.38 x 7.89
(14' 4" x 25' 10")

The Garage Block has Electric Roller Shutter Doors. This Block is suitable for future development potential of 2 small apartments. It is already divided into 2 sides with pine stairway in the middle leading to the 1st Floor which is already converted.



**Rear of Garage
Kitchenette**

1.73 x 1.85
(5' 8" x 6' 1")

Tiled Floor & Wall. Stainless Steel Sink Unit & Floor presses. Window for Natural Ventilation with Security Bars on the outside.

Shower Room

1.71 x 1.85
(5' 7" x 6' 1")

Tiled Walls & Floor. WC, WHB & Shower Cubicle. Has its own Water Heating system.

Garage Working Area

7.90 x 4.37
(25' 11" x 14' 4")

Has Electric Roller Doors & Window for Natural Ventilation.

**Upper Floor over Garage
1st Floor over Garage**

4.81 x 4.96
(15' 9" x 16' 3")

This is an open Plan Sleeping Area/Office. All Pine panelled walls, floors & ceiling. Full utilization of all storage areas has been made & there are 2 Walk-In Wardrobes.



Features:

- Standing on c.3/4 Acre of beautifully maintained ground - consisting of c.1,000 sqm of Brick Paving with Ample on Site parking. Rockery Area, Privated Patio & Stud Railed Paddocks x 2. Very low maintenance exterior.
- Totally enclosed with Stone Wall & Electric Double Gate Entrance & seperate pedestrian entrance.
- Outside Taps & outdoor sockets for extra convenience
- Septic Tank Sewerage & Mains Water
- 1.8 Metre Deep Swimming Pool with Unfurnished Shower Room & has own pump house
- Electric shutters on all Windows.
- All Tilt & Turn Double Glazed uPVC Windows
- Burglar Alarm
- Radiators throughout all with Built-In Thermostats
- Oil Fired Central Heating
- Just minutes walking from Lough Derravaragh Lake & with panoramic views overlooking Crookedwood's rolling Countryside