

**PROPERTY
PARTNERS**

James B
McDonnell & CO

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**47 THE AVENUE
LAKEPOINT, MULLINGAR
CO.WESTMEATH**



Well Appointed Spacious 3 Bedroom Semi-Detached House

Located in a Matured Established Housing Estate

c.20 Minutes Walking from Town Centre & just mins from Motorway N4

Master Bedroom Ensuite

Oil Fired Central Heating

Price Region : €105,000



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: 3837

Address: 47 The Avenue Lakepoint
 Mullingar
 Co. Westmeath

ACCOMMODATION:

Entrance Hall

4.17 x 1.96
 (13' 8'' x 6' 5'')

Bright & Spacious. Timber Laminate Flooring. Guest Toilet off Hall



Sitting Room

15' 8'' x 12' 10''
 (4.78 x 3.91)

Feature Bay Window. Open Fireplace with Hardwood Surround & Tiled Cast Iron insert. Timber Laminate Flooring. TV Point. Double Doors to Dining Room.



Dining Room

3.56 x 3.15
 (11' 8'' x 10' 4'')



Timber Laminate Flooring. Double Doors to Sitting Room. Sliding Door to rear Patio.

Kitchen

18' 10" x 8' 6"
(5.74 x 2.59)

Fitted Kitchen Floor & Walls Units with Integrated Oven, Hob, Dishwasher & Fridge/Freezer. Tiled Floor.



Utility Room

4' 0" x 4' 0"
(1.22 x 1.22)

Plumbed for Washing Machine & Dryer. Fitted Wall Units & counter. Tiled floor. Door to Side.



Landing

9' 0" x 8' 0"
(2.74 x 2.44)

Carpet Floor. Hotpress off With Electric Emersion.



Bedroom 1

4.04 x 3.12
(13' 3'' x 10' 3'')

Double Room. Front Aspect. Built-In Wardrobes



Bedroom 2

2.82 x 2.77
(9' 3'' x 9' 1'')

Large Single Room. Front Aspect. Built-In Wardrobe.

Bedroom 3 Master

4.22 x 3.02
(13' 10'' x 9' 11'')

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



Ensuite

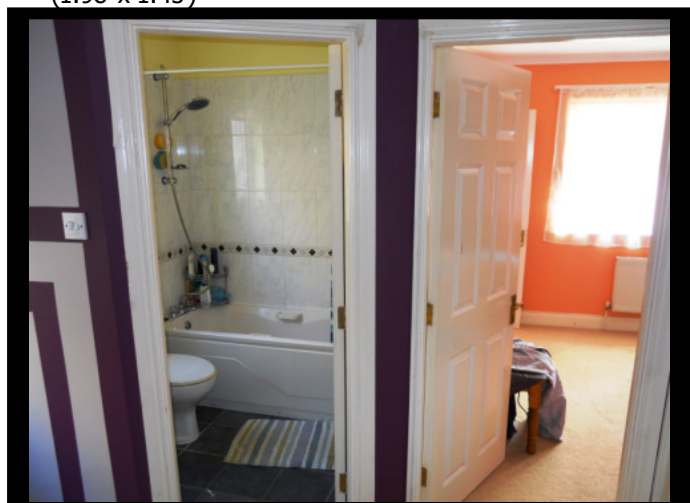
5' 4'' x 5' 0''
(1.63 x 1.52)

WC., WHB., Corner Shower. Tiled Floor.

Bathroom

6' 6'' x 4' 9''
(1.98 x 1.45)

Bath with Shower, WC., WHB & Tiled Floor





Features:

- Wired for Burglar Alarm
- All uPVC Double Glazed Windows, Fascia & Soffit
- Master Bedroom Ensuite
- Garden Shed
- Secured Rear Garden
- Oil Fired Central Heating

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](tel:0449333333)