

**For Sale:**  
**€300,000**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

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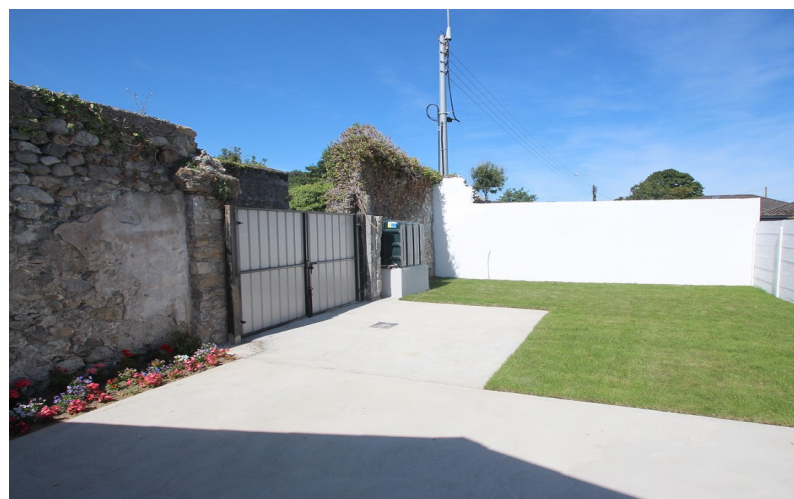
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PSRA Licence No: 003314



## **The Square, Kilbeggan, Co. Westmeath. N91 E6WH**

**This 4 bedroom protected structure that has been lovingly extended and renovated by the existing owner. The property has been transformed into a modern spacious open plan residence in a town centre setting – it commands a prominent corner site setting onto the square in Kilbeggan town. The residence offers a wealth of character and period features in a great town that is easily accessible to both Dublin & Galway. Viewing Highly Recommended.**





## Description

This impressive residence has accommodation of c. 155sq. m (1,668 sq ft) generously arranged over two floors. The property includes an extension to the rear which presents as a spacious kitchen/family room opening onto a large patio area with a south facing aspect. The property boasts two reception rooms and a bedroom with a wet room/ ensuite off. The property has a further three double bedrooms on the first floor. There is ample square parking to the front and the benefit of rear gate access to the back garden. The presentation of this property has left no stone unturned with all walls insulated, rewired, re-plumbed, roofed, timber sash windows to name a few of the improvements made to the property.

This property is ideally located in the centre of Kilbeggan the town and offers easy access to the N52 and the M6 motorway to Galway/ Dublin. It is under a 10 minute drive to Tullamore This beautiful light filled property is turnkey and has to be seen to be fully appreciated.

## Features

- Rewired
- Re-plumbed
- Pressurized system
- Sitra stairs to floored attic
- Rear access drive
- Outside tap and sockets in rear garden
- Protected structure – circa 1840
- Quarry slatted roof
- New double glazed sash windows
- Secured private walled garden
- Insulated slabbed walls and ceilings
- Oil fired condenser boiler
- Sensor light to rear
- Detached garage to rear
- Walking distance of all local amenities
- Easy access to the M6 Galway/ Dublin motorway

## Accommodation

- **Entrance Hallway:**  
Tiled, under stair storage
- **Living Room: 4.9m x 3.93m**  
Wood floor, feature bay windows, cast iron fireplace
- **Sitting Room: 4.4m x 3.2m**  
Wood floor, cast iron fireplace



## Accommodation – Contd.

- **Kitchen / Dining: 7.4m x 3.5m**  
New fitted kitchen, oven, hob and extractor fan.  
Sliding patio door to rear garden, tile floor. Door to rear garden, Velux windows
- **Guest WC: 1.44m x 1.22m**  
WHB and WC, tile floor.
- **Utility: 1.44m x 1.65m**  
Built-in units, hotpress off, tile floor.
- **Bedroom One: 3.7m x 3.0m**  
Wood floor, large window overlooking rear garden
- **Ensuite: 2.32m x 1.4m**  
Fully tiled with wet room shower, WHB and WC.

### Solid wood stairs to first floorlanding

- **Bedroom Two: 4.4m x 3.3m**  
Wood floor
- **Bedroom Three: 3.83m x 3.24m**  
Wood floor
- **Bedroom Four: 4.73m x 3.12m**  
Wood floor, bay windows overlooking square to front
- **Bathroom: 2.53m x 1.8m**  
Fully tiled with bath – shower attached, WHB and WC.

### CONDITIONS TO BE NOTED:

*The above particulars are issued by Heffernan Auctioneers on the understanding that all negotiations are conducted through them. Every care is taken in preparing the above information, but they are issued as guidance only. Heffernan Auctioneers do not hold themselves responsible for any inaccuracies.*

## BER Rating

TBC: B3

Ber Number: 115380461

Performance Indicator: 148.63 kWh/m<sup>2</sup>/yr)

## Viewings

By Appointment only:

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