

## 77 ARDILAUN GREEN MULLINGAR, N91 A2C8



### **Modern 3 Bedroom End Semi-Detached House on Large Site Located in prominent position overlooking Green Area**

Recently Redecorated & all New Carpets

Just off C-Link Road adjacent to "Educate Together School" & within  
Walking distance of Tesco's Supermarket & Mullingar Town Centre

Master Bedroom Ensuite

Gas Fired Central Heating

**Price Region : €184,950.00**

These particulars are issued by Brimpark Ltd trading as Property Partners McDonnell on the understanding that any negotiations respecting the property mentioned are conducted through the Company. Every care is taken in preparing the particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.

**Reference:** 4277

**Address:** 77 Ardilaun Green, Mullingar, Co. Westmeath N91 A2C8

## ACCOMMODATION:

**Entrance Hall** 17' 10" x 6' 0" (5.44 x 1.83)

Bright & Spacious. Solid Wood Floor.

**Guest Toilet** 0.91 x 1.83 (3' 0" x 6' 0")

With WC & WHB.

**Sitting Room** 5.18 x 3.28 (17' 0" x 10' 9")

Front Aspect. Solid Wood Flooring. Open Hearth Fireplace with Cast-Iron insert & Wood surround. Double Doors through to Kitchen/Diner.



**Kitchen/Dining Area** 11' 7" x 17' 6" (3.53 x 5.33)

Fully Fitted Modern Cream Wall & Floor Kitchen Units with tiled splash back. Built-In electric Oven with Ceramic Hob & Extractor Fan. Plumbed for Washing Machine. Sliding Patio Door to rear garden & side door (Gable End)

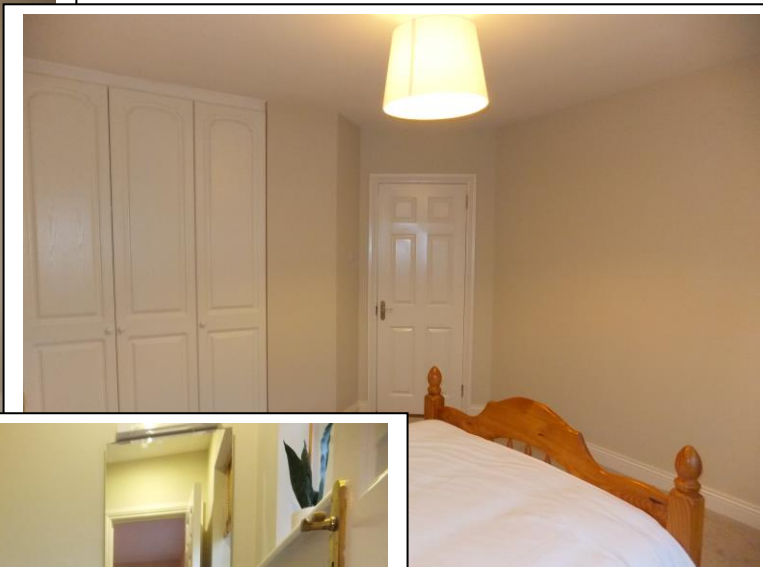




### Bedroom 1 Master

10' 7" x 13' 10"  
(3.23 x 4.22)

Rear Aspect. Double Room. Newly Fitted Carpet Flooring.  
Built-In Wardrobes. With Ensuite



### Ensuite

1.93 x 1.37  
(6' 4" x 4' 6")

Shower Cubicle with Shower, WC & WHB. New "Tile Effect"  
Lino. Built-In Mirror. Window for natural ventilation.

### Bedroom 2

12' 2" x 9' 2"  
(3.71 x 2.79)

Front Aspect. Double Room. Built-In Wardrobe. Newly  
Fitted Carpet Flooring.



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### Bedroom 3

8' 4" x 9' 10"  
(2.54 x 3.00)

Front Aspect. Single Room. Newly Fitted Carpet Flooring.  
Built-In Wardrobe.



### Bathroom & Toilet

6' 7" x 6' 3"  
(2.01 x 1.91)

With WC., WHB & Bath. Fully Tiled Wall at Bath Area. "Tile Effect" Lino Flooring. Window for natural ventilation. Radiator.



### Hot Press

Fully Shelved out. With Emersion Heater for Water

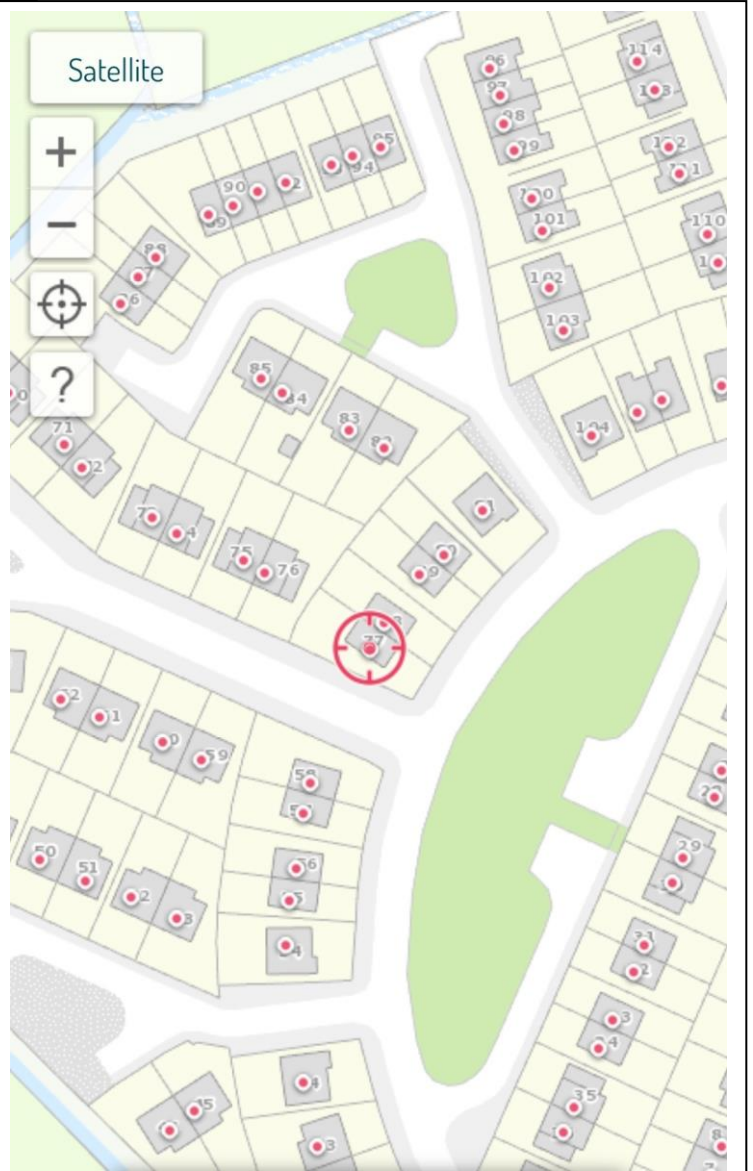
### Features:

- Gas Fired Central Heating throughout
- End House - Large Site
- Ample room for further expansion if so required
- All uPVC Double Glazed Windows, Doors, Fascia & Soffit
- Garden Shed
- Freshly painted from Tip to Toe & all new carpets
- Immaculate condition
- Very Family Orientated Estate with Residence Association

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## Google Maps: N91 A2C8



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