

**62 RIVERSIDE LAWNS
KINNEGAD
CO.WESTMEATH**



Recently Renovated 3 Bedroom Modern Semi-Detached House

Master Bedroom Ensuite

Located in Prominent Position within Walking Distance of Village & with easy access to M4/M6 Motorways

Garden Front & Rear

Oil Fired Central Heating

BER C3

Price Guide : €220,000

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

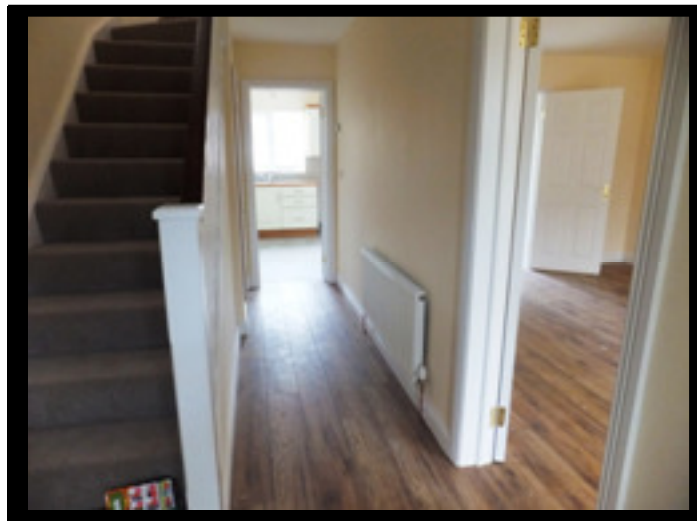
ipav
BONDED MEMBER

Reference: 4138

Address: 62 Riverside Lawns, Kinnegad, Co. Westmeath

ACCOMMODATION:

Entrance Hall 6' 6" x 17' 2" New Wooden Flooring.
(1.98 x 5.23)



Kitchen /Dining Area 10' 10" x 17' 2" New Fully Fitted Kitchen Floor & Wall Units. Tiled Floor &
(3.30 x 5.23) Tiled Splash Back. Patio Doors to rear Garden.



Sitting Room

11' 0" x 20' 0"
(3.35 x 6.10)

New Marble/Cast Iron Open Hearth Fireplace. New Wooden Floor. TV Point. Double Doors leading through to Kitchen/Diner

**Understair Guest Toilet**

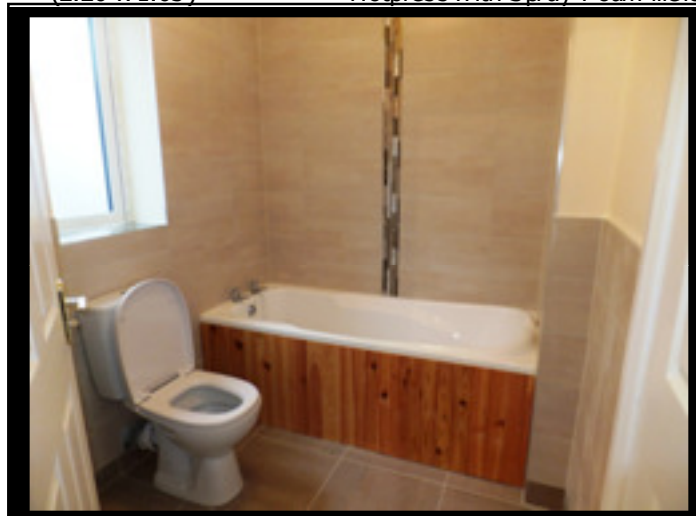
5' 0" x 2' 0"
(1.52 x 0.61)

With WC., & WHB.

Main Bathroom

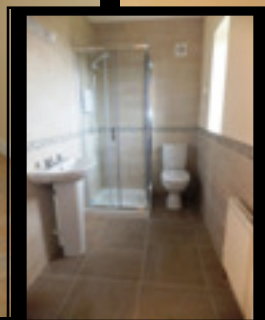
7' 5" x 5' 4"
(2.26 x 1.63)

With Bath, WC., WHB. All newly Tiled Wall & Floors. Hotpress with Spray Foam lifelong Lagging Jacket.

**Bedroom 1 Master**

12' 6" x 10' 6"
(3.81 x 3.20)

Rear Aspect. Master Ensuite. New Built-In Wardrobes. Wooden Tongued & Grooved Floors.



Ensuite

6' 10" x 4' 0"
(2.08 x 1.22)

Newly Tiled Walls & Floor. Shower Cubicle, WC. & WHB & Window for Natural Ventilation.

Bedroom 2

13' 9" x 10' 4"
(4.19 x 3.15)

Front Aspect. Built-In Wardrobes. Tongued & Grooved Timber Flooring

**Bedroom 3**

10' 6" x 8' 4"
(3.20 x 2.54)

Front Aspect. Single Room. Wooden Tongued & Grooved Floors.

**Features:**

- Oil Fired Central Heating
- All uPVC Double Glazed Windows, Doors Fascia & Soffit
- Master Bedroom Ensuite
- Walking Distance of Village
- Easy Access to N4 Motorway
- Recently Renovated (All New)
- Walking distance to Schools & Shops