

**PROPERTY  
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**"ROSE COTTAGE"  
HANSTOWN, BALLINEA,  
MULLINGAR,**



**Impressive 3/4 Bedroom Detached Residence**

Standing On C. 2 Acres Of Paddock With Stud Rail Fencing

Detached Garage With Roll Up Door

2 Fully Serviced Large Stables & Tack Room

Nice Patio Area To Rear

C. 3 Miles From Mullingar Town on R.391 to Horseleap/Moate

Oil Fired Central Heating

**Price Region : €250,000**



**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](mailto:jbmcdonnell@propertypartners.ie)



**Reference:** 3665  
**Address:** "Rose Cottage" Hanstown, Ballina,  
Mullingar,  
Co. Westmeath

## ACCOMMODATION:

### GROUND FLOOR

<b>Porch</b>	2.74 x 1.83 (9' 0" x 6' 0")	Tiled. Double Glazed Patio Porch Door Entrance.
<b>Entrance Hall</b>		Solid Wooden Floor. Incased Radiator. Burglar alarm. Storage Closet/ Cloakroom.
<b>Dining Room</b>	3.66 x 3.71 (12' 0" x 12' 2")	Solid Wood Floor. Radiator Cover With Built In Shelving.
<b>T.V. Room /Bed 4</b>	3.71 x 2.74 (12' 2" x 9' 0")	Laminated Wooden Floor. TV Point. Radiator. Suitable for use as Play room/Study /Office/Bedroom
<b>Bedroom 1</b>	11' 2" x 9' 2" (3.40 x 2.79)	Laminated Wooden Flooring. Built-In Corner Storage Unit/Wardrobe. TV Point
<b>Bathroom</b>		Tiled Floor & Walls. Jacuzzi Bath. Built-In WHB with Shelving underneath & Built-In Mirror. Shower Cubicle. Encased Radiator.
<b>Sitting Room</b>	19' 6" x 14' 8" (5.94 x 4.47)	Open Hearth Feature Marble Fireplace. Solid Wood Floor. Encased Radiators x2. Hot Press with Immersion Heater for water fully insulated. Alcoves with Built-In Shelving. Door to Rear Patio Area.
<b>Kitchen</b>	14' 7" x 10' 0" (4.45 x 3.05)	Fully tiled Wall & Floor. Fully fitted Kitchen Units with Integrated Dishwasher. Extractor Fan. Side Door

### FIRST FLOOR

<b>Bedroom 2</b>		Front Aspect. Large Mirrored Built-In Wardrobe (floor to ceiling). Lino "Wood" effect Flooring. Tel. Point, TV Point, Panic Alarm. Access to Attic Storage Area.
<b>Shower Room</b>	6' 8" x 6' 0" (2.03 x 1.83)	Fully tiled Walls & Floors. Velux Window. WC, WHB, Feature Mirror with Built-In Unit underneath. Shower Cubicle (Electric)
<b>Bedroom 3</b>		Rear Aspect (overlooking Paddock) Fully Fitted Wardrobes x 2. Access to Attic Storage. Lino "Wood" Effect Flooring.

**Features:**

- 2 Large Fully Serviced Stables with Built-In Mangers & Tack Room
- Dog Run, Garden Shed. Cobblelocked Driveway
- Detached Garage with Roll up Door. Cobblelocked Driveway

**Directions:**

From Mullingar Town Centre take the R.390 (Athlone Road) to Ballina. Turn left under Railway Bridge onto R.391 (Horseleap). Continue straight for c. 1 mile & subject property is located on left hand side with Stud Railed Fencing to front.

**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 Joanna at (044) 9347220 or (044) 9333333





