

**PROPERTY  
PARTNERS**

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**50 ARDLEIGH PARK  
C-LINK ROAD  
MULLINGAR ,CO.WESTMEATH**



**Immaculate 4/5 Detached Residence on Large End Site  
Prominent Position overlooking Green Area**

Very well presented both inside & out  
Downstair Bedroom or Room suitable for several uses  
Master Bedroom Ensuite  
Dual Heating – Oil Fired & Solid Fuel from Back Boiler  
Viewing Highly Recommended

**BER C3**

**Price Guide : €235,000**

**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)

**ipav**  
BONDED MEMBER

**Reference:** 4037

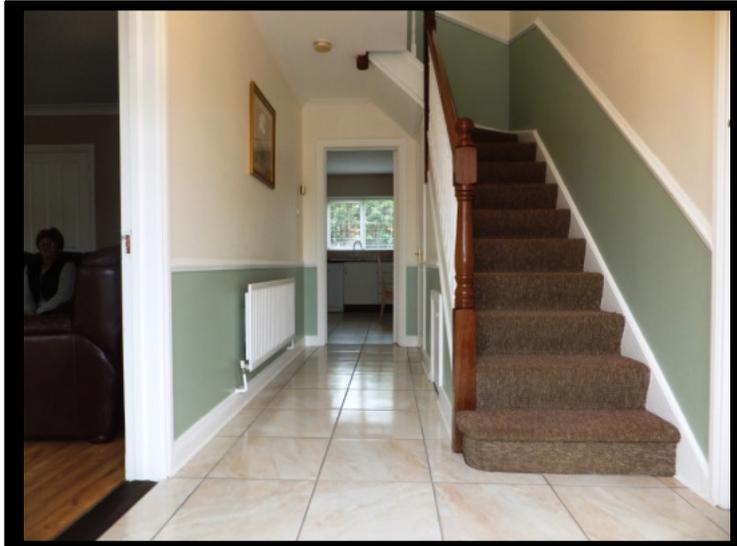
**Address:** 50 Ardleigh Park, C-Link Road, Mullingar, Co. Westmeath

**ACCOMMODATION:**

**Entrance Hall**

4.78 x 2.09  
(15' 8'' x 6' 10'')

Tiled Floor. Day do Rail. Covings. Understair Storage. Smoke Alarm



**Sitting Room**

4.09 x 4.59  
(13' 5'' x 15' 1'')

Solid Wood Floor. Open Hearth Wood Fireplace with Cast-Iron Surround & Back Boiler. Covings. Centrepiece. Double doors leading through to Dining Room



**Downstairs Bedroom  
5/Study/Office**

2.74 x 5.21  
(9' 0" x 17' 1")

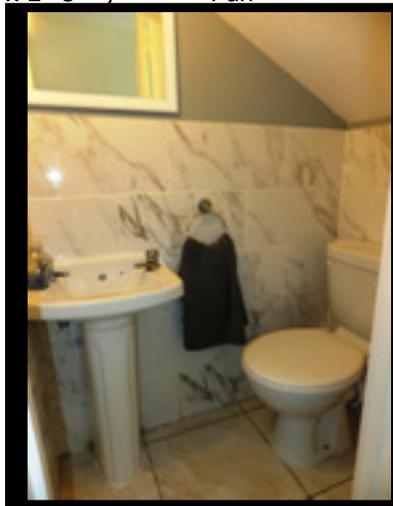
Downstairs. Carpet Flooring. Centre-piece



**Guest Toilet**

1.30 x 0.74  
(4' 3" x 2' 5")

Tiled Floor & 2/3 Tiled Walls. With WC., WHB & Extractor Fan



**Kitchen**

3.84 x 5.19  
(12' 7" x 17' 0")

Built-In Oven, Hob & Extractor Fan. Plumbed for Dishwasher. Integrated Fridge & Freezer. Tiled Floor & tiled splash back. Fully Fitted Kitchen Units with ample Storage.



**Utility Room**

1.24 x 2.69  
(4' 1'' x 8' 10'')

With door to side of House. Plumbed for Washer/Dryer.  
Tiled Floor. Counter Top. Access to overhead attic Storage.



**Dining Room**

2.87 x 3.65  
(9' 5'' x 12' 8'')

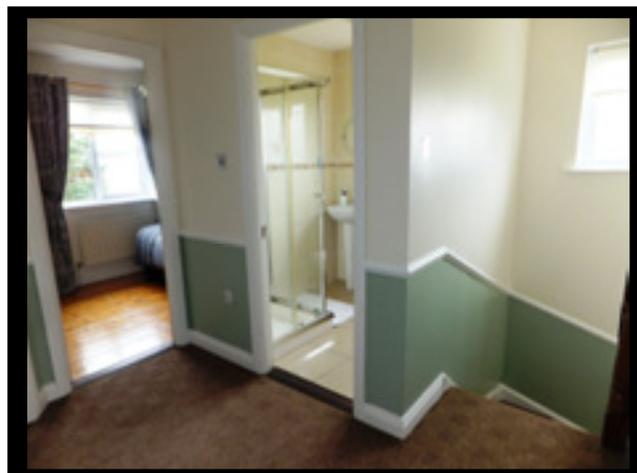
Laminate Timber Flooring. Coving. Centre Piece. Sliding  
Patio Doors to rear Patio Area. Radiator.



**Landing Area**

1.67 x 2.81  
(5' 6'' x 9' 2'')

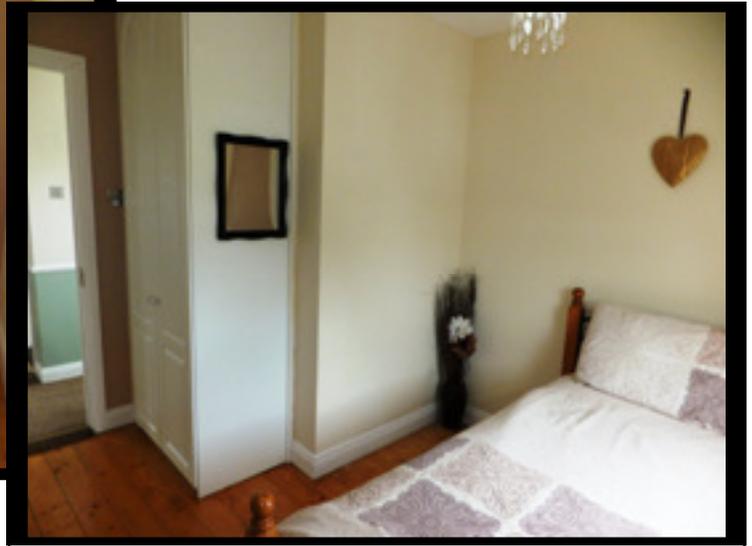
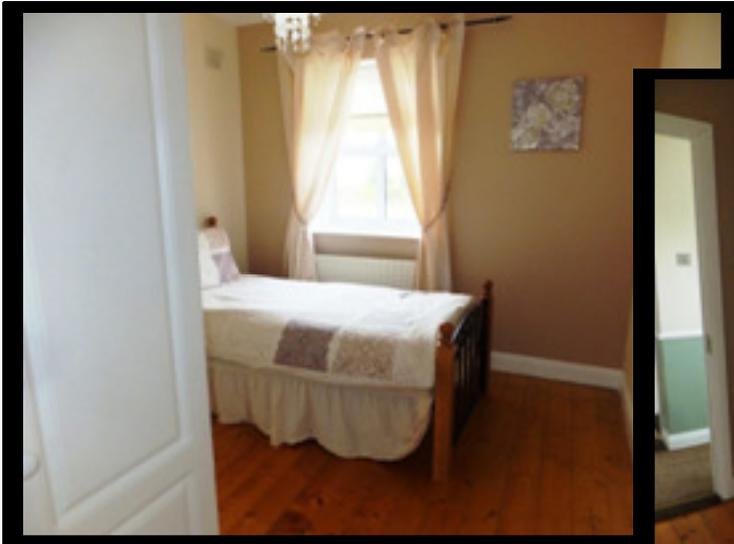
Bright & Spacious. Carpet Flooring. Access to Main Attic.  
Daydo Rail. Smoke Alarm. Hotpress off.



**Bedroom 1**

2.87 x 3.43  
(9' 5'' x 11' 3'')

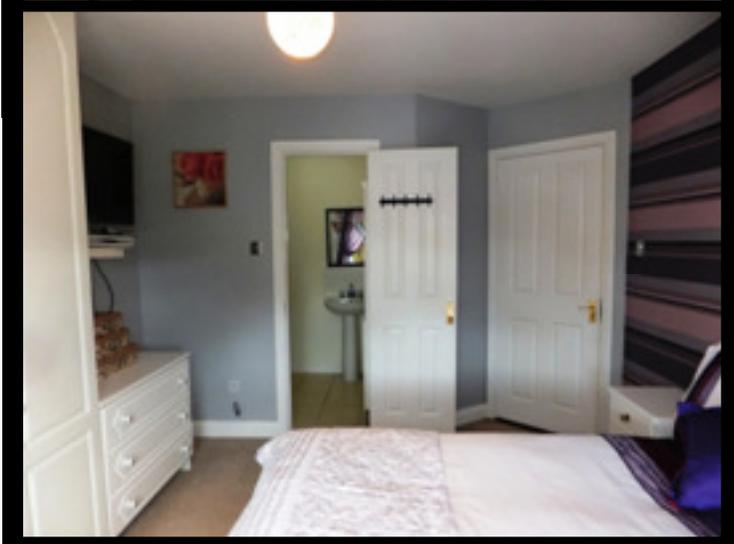
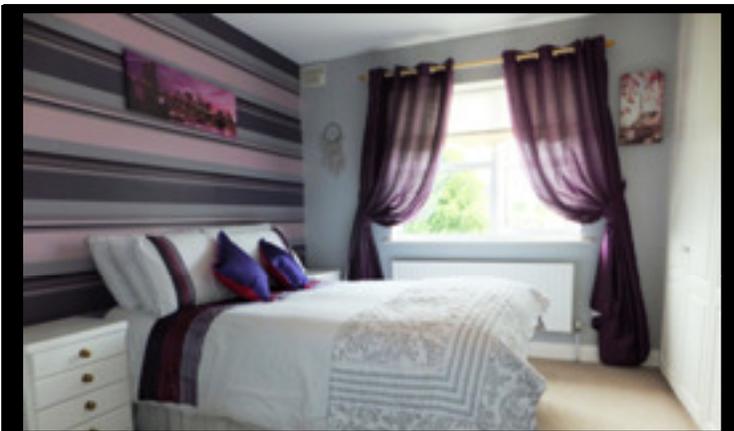
Front Aspect. Tongued & Grooved Wooden Floor. Built-In Wardrobe.



**Bedroom 2 Master**

3.44 x 3.62  
(11' 3'' x 11' 10'')

Front Aspect. Master Ensuite. Carpet Flooring. TV Point. Built-In Wardrobes



**Ensuite**

1.59 x 1.93  
(5' 3'' x 6' 4'')

Tiled Floor. Shower Cubicle with Pump Shower. WC. & WHB.

**Bedroom 3**

3.32 x 3.29  
(10' 11" x 10' 9")

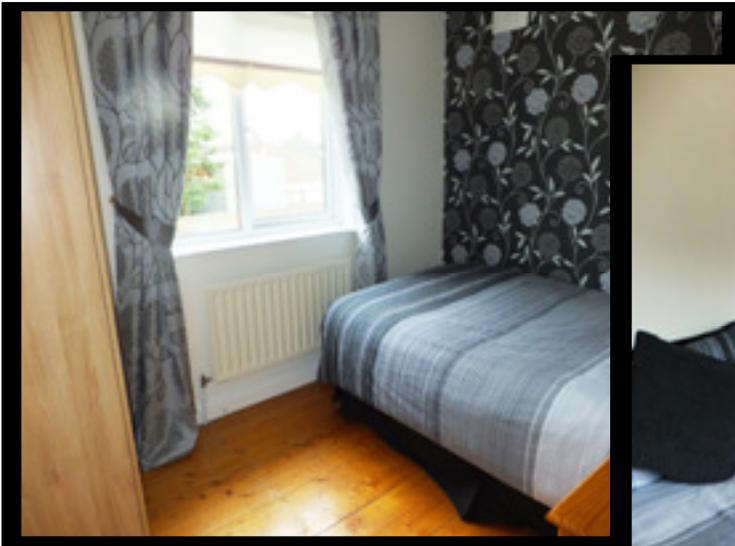
Rear Aspect. Carpet Flooring. Built-In Wardrobe. Double Room



**Bedroom 4**

2.91 x 2.28  
(9' 7" x 7' 6")

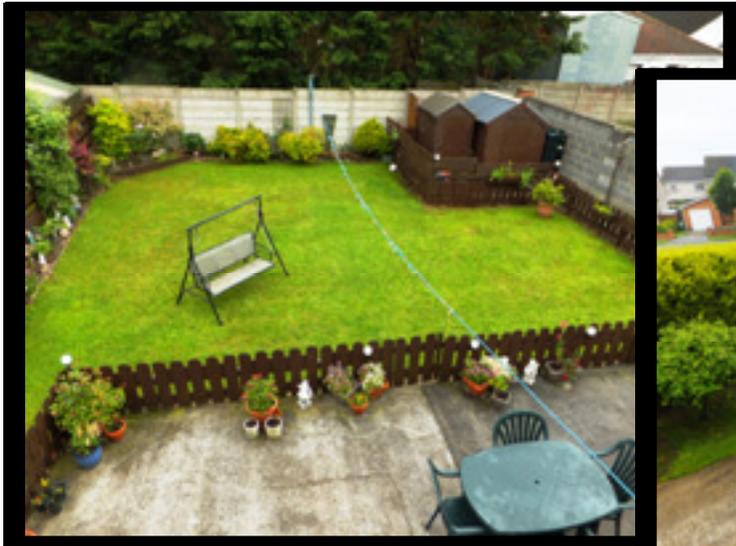
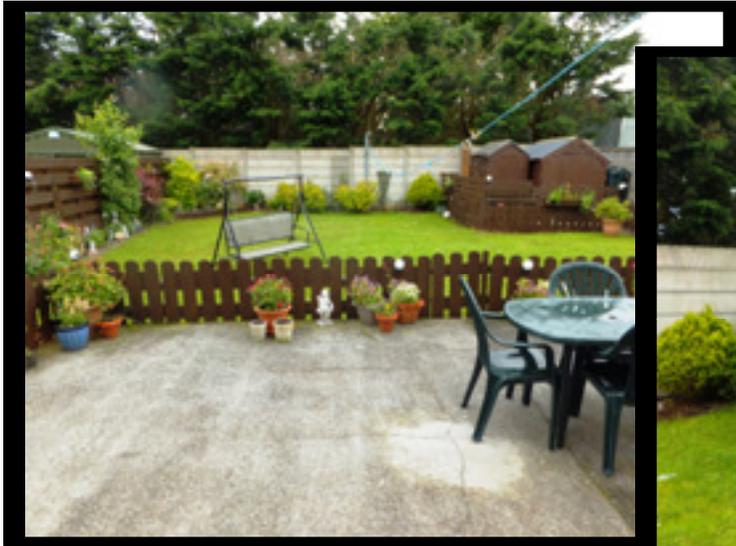
Rear Aspect. Tongued & Grooved Wooden Floor. Double Room

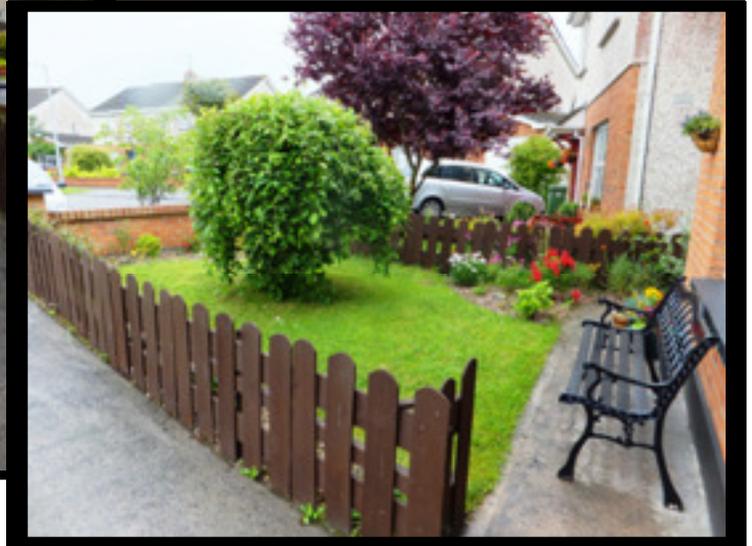


**Main Bathroom**

1.71 x 1.85  
(5' 7" x 6' 1")

Tiled Walls & Floor. Shower Cubicle with Electric Shower. WC & WHB. Heated Towel Rail.





**Features:**

- Turf Shed attached to House 20ft x 8ft
- Patio Area
- Enclosed Dog Run
- 2 Barna Garden Sheds
- Extended Driveway with ample Parking for c.3/4 Cars
- Totally Enclosed
- Not overlooked at Rear & totally walled in.
- Just minutes Walking from "Supermacs" & Educate together Primary School
- Easy access to M4 Motorway & all other routes