

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

WWW.PROPERTYPARTNERS.IE

**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

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. Coving. 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. Coving. Centrepiece. Double doors leading through to Dining Room



**Downstairs Bedroom
5/Study/Office**

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

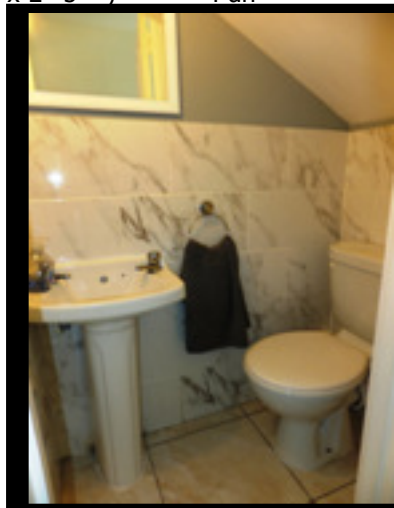
Downstairs. Carpet Flooring. Centre-piece



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**

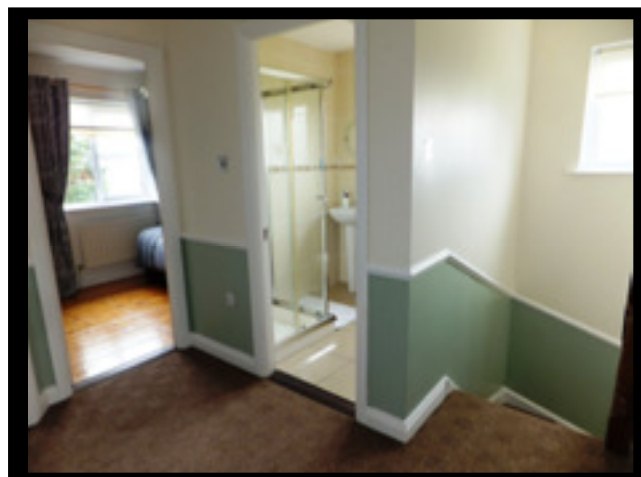
2.87 x 3.85
(9' 5" x 12' 8")

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")

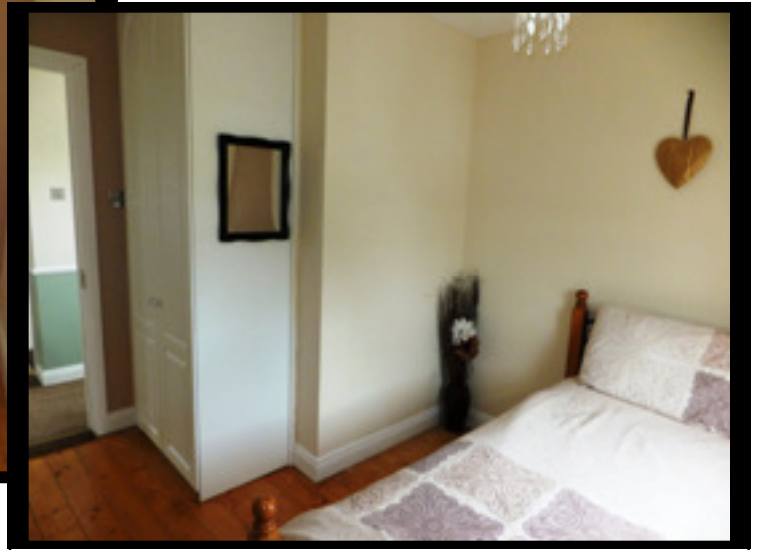
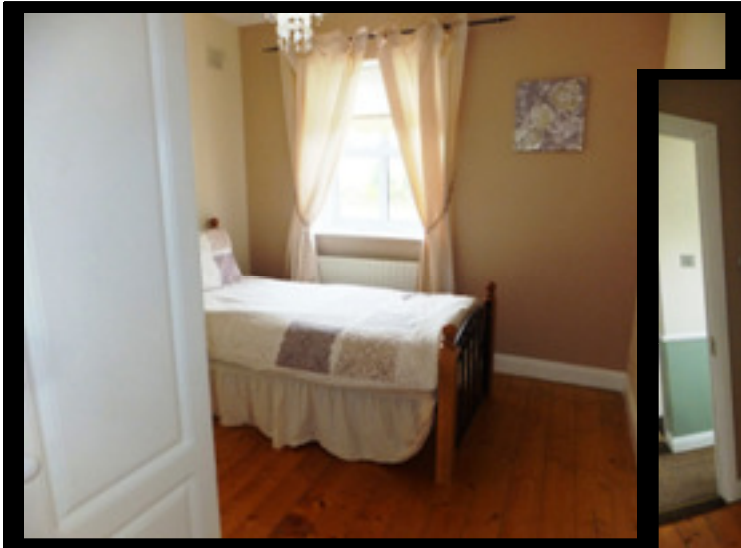
Bright & Spacious. Carpet Flooring. Access to Main Attic.
Daydo Rail. Smoke Alarm. Hotpress off.



Bedroom 1

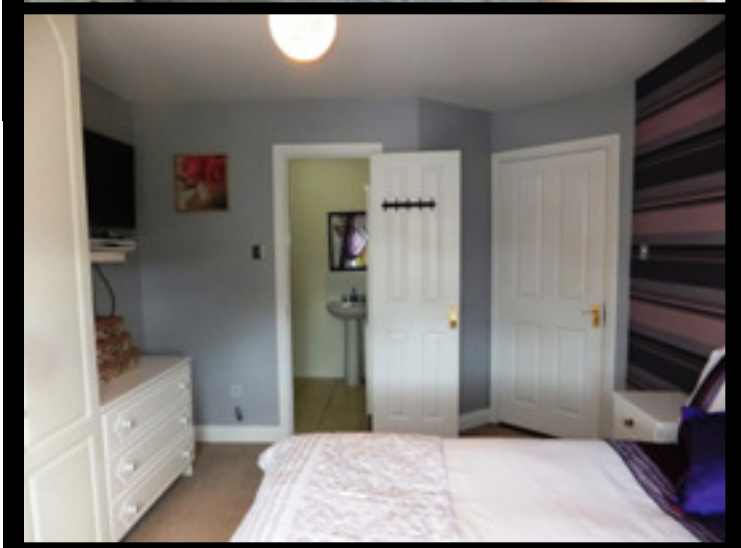
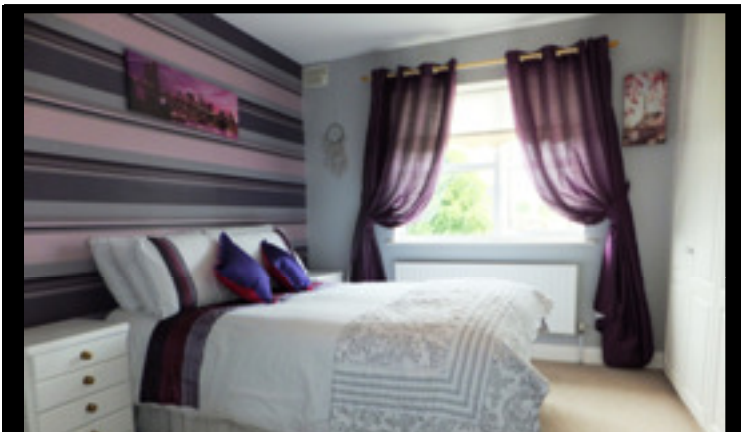
2.87 x 3.43
(9' 5" x 11' 3")

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**

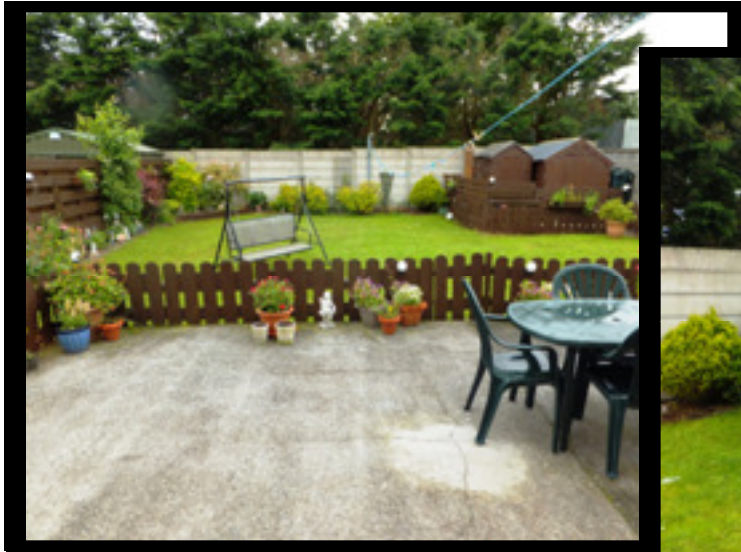
2.91 x 2.28
(9' 7" x 7' 6")

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