

**PROPERTY  
PARTNERS**

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**42 BELLVIEW HEIGHT'S  
DUBLIN RD.,  
MULLINGAR**



**Well maintained 4 Bedroom Semi-Detached House located in  
Much Sought After Location within Short Walk of Schools,  
Church, Shops & Canal Walk**

Private Cul-De-Sac Overlooking Mature Wooded Green Area  
Exceptional Large End Site with Ample Room for Expansion to side  
Master Bedroom Ensuite  
Oil Fired Central Heating

**BER D2**

**Price Guide : €145,000**



**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:** 3752

**Address:** 42 Bellview Height's, Dublin Rd., Mullingar, Co. Westmeath

## ACCOMMODATION:

### Porch

6' 4" x 3' 3"  
(1.93 x 0.99)

Glazed Sun Porch. Sliding Double Glazed PVC Door

### Entrance Hall

14' 3" x 6' 2"  
(4.34 x 1.88)

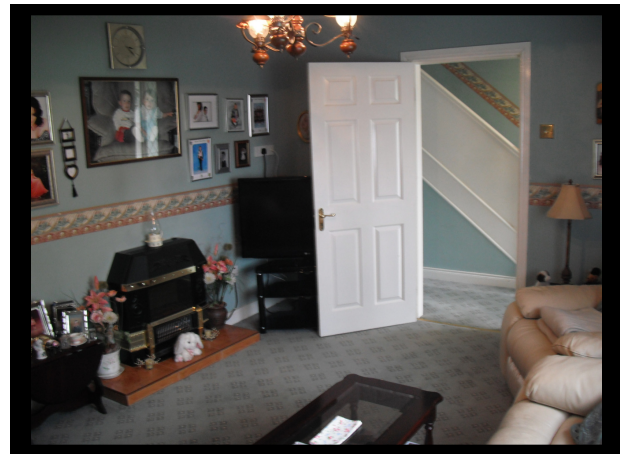
Bright & Spacious. Phone Point



### Sitting Room

14' 8" x 13' 0"  
(4.47 x 3.96)

Large Spacious Room. Electric Fire. TV Point.



### Kitchen /Dining Room

18' 8" x 11' 2"  
(5.69 x 3.40)

Fitted Solid Kitchen Unit. Integrated Dishwasher. Under Stair Storage Cupboard. Sliding Door to rear Pation





<b>Back Porch</b>	6' 11" x 2' 7" (2.11 x 0.79)	Door to rear
<b>Guest W.C.</b>	6' 11" x 3' 11" (2.11 x 1.19)	With WHB & WC
<b>Utility Room</b>	8' 3" x 7' 2" (2.51 x 2.18)	Sink Unit Wall Storage Unit. Plumbed for Washing Machine. Door to Garage



<b>Garage</b>	8' 3" x 6' 10" (2.51 x 2.08)	With "Up & Over" Door. Door to Utility Room
<b>Main Bathroom</b>	7' 5" x 4' 10" (2.26 x 1.47)	Bath with Shower, WC & WHB. Tiled Walls



<b>Bedroom 1</b>	11' 6" x 11' 11" (3.51 x 3.63)	Double Bedroom. Front Aspect. Phone Point. TV Point
<b>Ensuite</b>	6' 8" x 4' 10" (2.03 x 1.47)	With WC., WHB. & Electric Shower

**Bedroom 2**

11' 4" x 8' 2"  
(3.45 x 2.49)



Double Bedroom. Rear Aspect



**Bedroom 3**

11' 7" x 8' 0"  
(3.53 x 2.44)

Double Bedroom. Front Aspect

**Bedroom 4**

7' 3" x 7' 5"  
(2.21 x 2.26)

Single Bedroom. Rear Aspect

**Landing**

11' 6" x 5' 7"  
(3.51 x 1.70)

Including Hotpress with Electric Immersion

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