

# For Sale

21 Brawny Road, Athlone  
Co. Westmeath. N37 T8N8  
2 Bedrooms| Apartment



Price Region: €135,000

Very attractive two bedroom first floor apartment with independent access from ground floor, located in much sought after area within walking distance of all amenities. The apartment boasts spacious living accommodation throughout and is in excellent condition with private garden to rear.

Accommodation includes reception hallway, landing, sitting/living room, kitchen, bedrooms two in all and bathroom.

**To arrange a viewing, contact the office on 090-6663700**  
**Viewings at evenings, weekends and Bank Holidays also accommodated.**

## **Reception Hallway**

19'0" (5.79m) x 6'6" (1.98m) Door to front and rear, wooden floor, storage area under stairs, stairs to first floor, hotpress (airing cupboard) off

## **Landing**

25'0" (7.62m) x 3'6" (1.07m) Carpeted, door to balcony (to front)

## **Sitting/ Living Room**

15'4" (4.67m) x 14'0" (4.27m) Open fireplace, carpeted

## **Kitchen**

9'10" (3m) x 6'8" (2.03m) Fully fitted kitchen including built in cooker, extractor fan, washing machine, fridge freezer

## **Bedroom One**

15'4" (4.67m) x 9'2" (2.79m) Carpeted

## **Bedroom Two**

10'2" (3.1m) x 11'1" (3.38m) Carpeted

## **Bathroom**

10'0" (3.05m) x 5'6" (1.68m) Toilet, wash and basin, bath with shower over, fully tiled

- Balcony 7' x 6', patio slabs, railing to front
- Enclosed private garden to rear
- Gas fired central heating
- Hollowcore between ground and first floor













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