

**PROPERTY  
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**47 ARDLEIGH CRESCENT,  
C-LINK RD., MULLINGAR,  
CO.WESTMEATH**



**Modern 4/5 Bedroom Detached Family Home**

Standing on Prominent Large End Site in Cul-De-Sac (Front Row)  
Very Convenient to Spar Supermarket, M4 & "Educate Together School"  
Master Bedroom Ensuite + Downstair Bedroom  
Oil Fired Central Heating

**BER - C1**

**Price Guide : €115,000**



**Auctioneers, Valuers, Estate Agents, Insurance Agents**

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**ipav**  
BONDED MEMBER

**Reference:** 3822

**Address:** 47 Ardleigh Crescent C-Link Rd., Mullingar, Co. Westmeath

## ACCOMMODATION:

<b>Entrance Hallway</b>	15` 7`` x 6` 8`` (4.75 x 2.03)	Walls painted. Understairs Guest Toilet
<b>Sitting Room</b>	13` 10`` x 16` 5`` (4.22 x 5.00)	Carpet Floor. Open Hearth Wooden Fire place with Cast-Iron & Tiled Inset. Double Doors leading through to:
<b>Dining Room</b>	13` 2`` x 16` 5`` (4.01 x 5.00)	Carpet Floor. Sliding Patio Door to Garden.
<b>Kitchen</b>	3.84 x 2.87 (12` 7`` x 9` 5``)	Fully Fitted Kitchen with Modern Units. Archway leading through to Utility.
<b>Utility Room</b>	8` 2`` x 8` 2`` (2.49 x 2.49)	(Off Kitchen)
<b>Bedroom 5 (Garage Conversion)</b>	16` 7`` x 8` 2`` (5.05 x 2.49)	Extra Bedroom or room suitable for several uses. Built-In Wardrobes. Carpet Floor.
<b>Landing Area</b>		
<b>Bedroom 1 (Master En)</b>	3.30 x 3.91 (10` 10`` x 12` 10``)	Double Bedrom. Built-In Wardrobes. Master Bed Ensuite with WC., WHB & Shower Cubicle.
<b>Bedroom 2</b>	11` 5`` x 11` 1`` (3.48 x 3.38)	Built-In Wardrobes.
<b>Bedroom 3</b>	9` 8`` x 8` 3`` (2.95 x 2.51)	Built-In Wardrobes.
<b>Bedroom 4</b>	9` 9`` x 11` 10`` (2.97 x 3.61)	Built-In Wardrobes.
<b>Main Bathroom</b>	5` 7`` x 6` 5`` (1.70 x 1.96)	With Bath, WC., & WHB

- Features:**
- Oil Fired Central Heating throughout
  - Cobble Lock Driveway
  - Large End Site in Cul-De-Sac Setting
  - Enclosed Rear Garden with Patio
  - All uPVC Double Glazed Windows, Doors, Fascia & Soffit

### 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 The Mortgage & Investment Centre on (044) 933333