

**PROPERTY  
PARTNERS**

**James B  
McDonnell & CO**

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**15 ARDLEIGH PARK  
C-LINK RD., MULLINGAR  
CO.WESTMEATH**



**Well Appointed End 4 Bed Detached House with Garage & Utility  
Overlooking Green Area & just off C-Link Rd.**

Easy Access to N4, Mullingar Town Centre & all Town Amenities & just  
minutes Walking from "Educate Together" Primary School

Garage Suitable for Conversion if so required

Master Bedroom Ensuite

Oil Fired Central Heating

**Price Guide : €125,000**



**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)



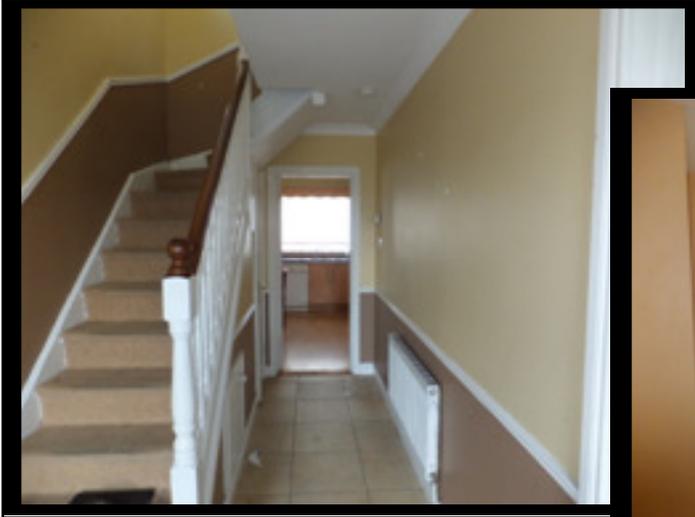
**Reference:** 3936

**Address:** 15 Ardleigh Park, C-Link Rd., Mullingar, Co. Westmeath

**ACCOMMODATION:**

**Entrance Hall** 3` 10`` x 16` 0``  
(1.17 x 4.88)

Tiled Floor. Bright & Spacious. Understair Storage Area. Daydo Rail

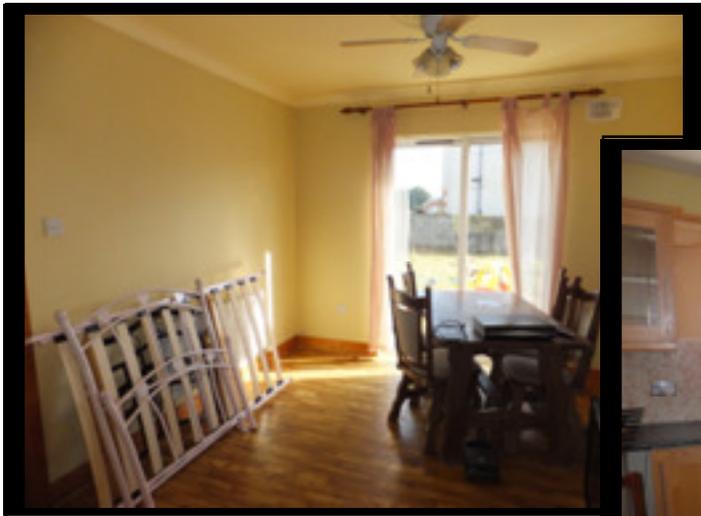


**Kitchen** 12` 6`` x 15` 0``  
(3.81 x 4.57)

Laminate Floor. Fitted Kitchen Wall & Floor Units with Tiled Splash Back. Plumbed for Dishwasher. Door to Utility. Laminate Floor.

**Dining Room** 12` 6`` x 10` 10``  
(3.81 x 3.30)

Lino Floor. Double Glazed Patio Door to Garden. Coving. Lino Flooring



**Sitting Room**

14' 0" x 15' 6"  
(4.27 x 4.72)

Tiled Floor. Open Hearth Fireplace. Covings & Centre piece

**Guest Toilet**

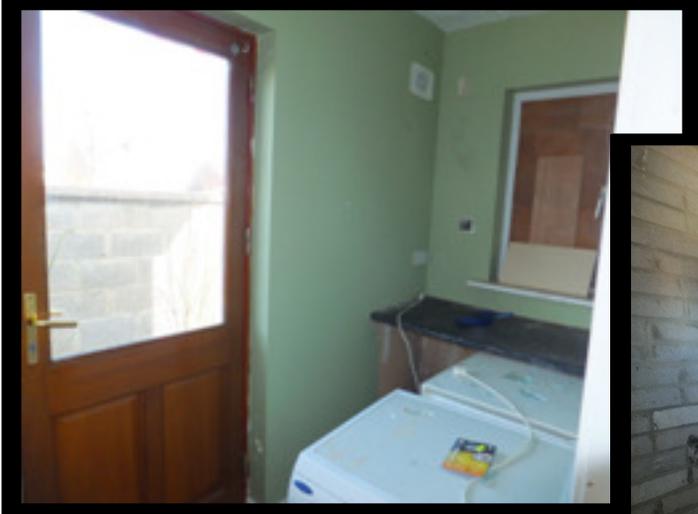
5' 0" x 2' 10"  
(1.52 x 0.86)

With WC & WHB

**Utility Room**

7' 10" x 4' 2"  
(2.39 x 1.27)

Plumbed for Washing Machine & Dryer. Side Door.



**Garage**

17' 10" x 9' 3"  
(5.44 x 2.82)

Attached. Door from Utility.

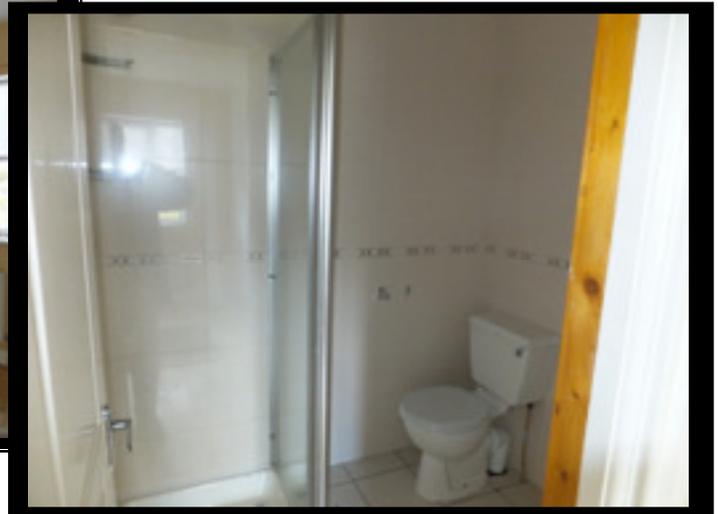
**Landing Area**

With Hotpress Off & Immersion Heater for Water

**Bedroom 1 Master**

12' 6" x 12' 0"  
(3.81 x 3.66)

Built-In Wardrobe. Tongued & Grooved Wooden Floor



**Ensuite**

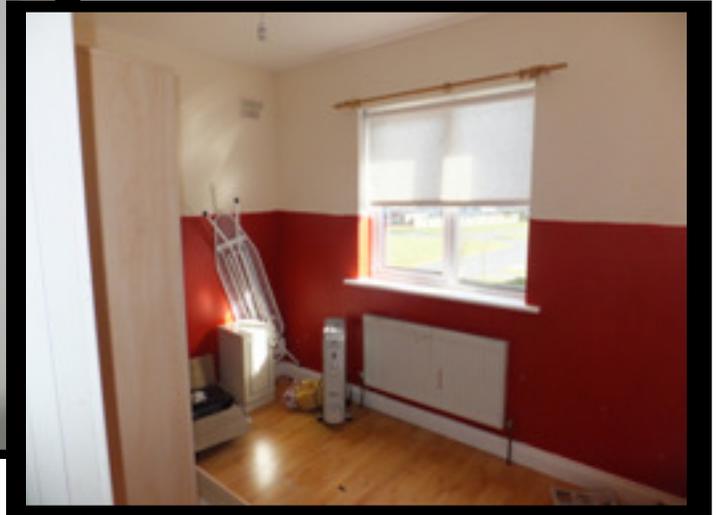
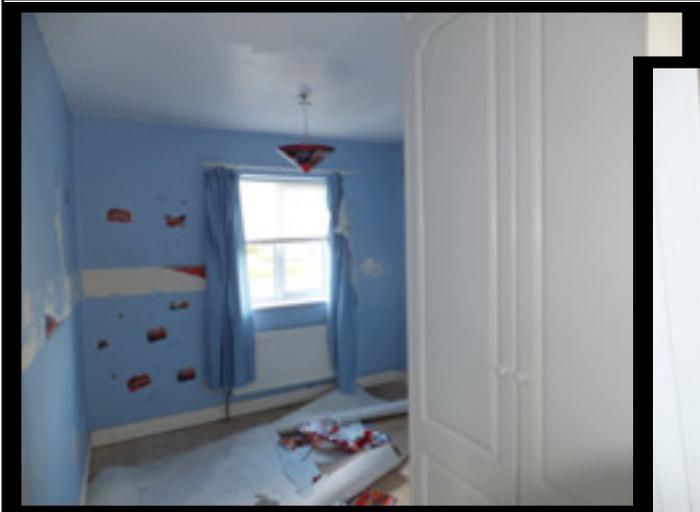
5' 6" x 5' 0"  
(1.68 x 1.52)

Fully Tiled Walls & Floor.

**Bedroom 2**

10` 10`` x 10` 10``  
(3.30 x 3.30)

Rear Aspect.



**Bedroom 3**

10` 8`` x 7` 4``  
(3.25 x 2.24)

Rear Aspect

**Bedroom 4**

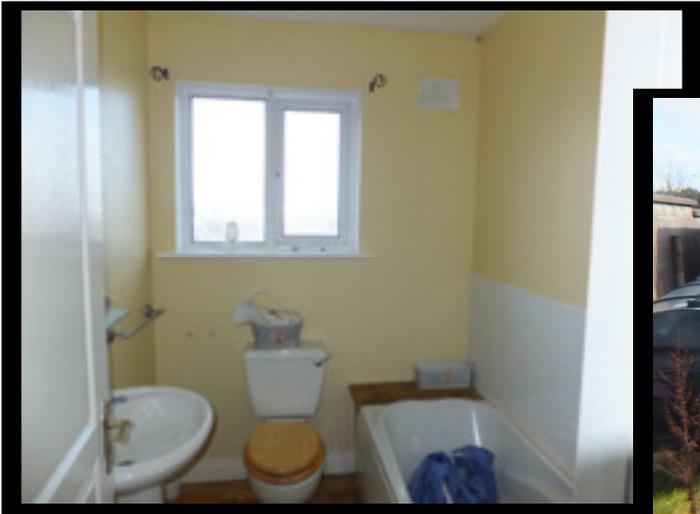
9` 10`` x 9` 0``  
(3.00 x 2.74)

Front Aspect Built-In Wardrobe.

**Main Bathroom**

5` 10`` x 6` 6``  
(1.78 x 1.98)

With WC., WHB. & Bath. Tiled around Bath Area only.



**Features:**

- Oil Fired Central Heating
- Gated Entrance (to both sides of house)
- Barna Garden Shed

**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