

For Sale

Price: €330,000 – Offers Invited

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Clara Road, Kilbeggan, Co. Westmeath, N91 AP82

On gaining access through a gated entrance, one is greeted by a sweeping tarmac drive leading to the house through mature landscaped gardens. The house offers generous living accommodation of circa 2,500 sq ft (325 sq m) and has a large detached garage to the side. With this un-spoilt setting comes a modern C1 rated residence nestled away on a large circa 0.5 acre site. This property has easy access to all local amenities in Kilbeggan, while offering access to the M6 Galway/ Dublin Motorway. This home comes to market in excellent condition throughout and has to be seen to be fully appreciated. This property ticks all the boxes to make a great family home.



Location

This detached country residence is set on a 0.05 acre site within walking distance to Kilbeggan town.

The property is a 10 minute drive to Tullamore and 15 minutes to Athlone towns and offers easy access to the M6 Galway/ Dublin motorway

Description

This impressive house is arranged over two floors. It is in excellent condition throughout and has all the merits to make a great family home. The property has to be seen to be fully appreciated.

Features

- Circa 2,500 sq ft living accommodation
- High 9ft ceilings
- Sweeping tarmac drive
- Gated entrance
- Circa 0.5 acre site, landscaped with mature trees and shrubs.
- Double glazed windows
- Detached fully wired garage (8.4m x 5.11m)
- Oil central heating
- C1 rating – BER number – 103544524
- 2 / 3 living rooms
- Close to all local amenities

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Accommodation

- **Entrance Hallway:**
Double doors, wood floor, ceiling coving and carpeted stairs to first floor
- **Sitting Room: 6.2mm x 3.95m**
Open fireplace, high cornice and coved ceiling, large windows.
- **Living Room: 6.3m x 3.93m**
Solid fuel stove with brick surround, cornice and coved ceiling, double doors to back garden
- **Kitchen: 4.3m x 4.4m**
Fitted kitchen with a tile surround. Integrated oven, hob & extractor fan, dishwasher and fridge freezer. Tile floor. Breakfast counter and Kitchen Island, Range master stove.
- **Utility: 2.66m x 1.6m**
Sink unit, plumbed for washer/ dryer. Selection of storage space
- **Guest WC: 1.88m x 1.18m**
Tiled floor. WHB & WC
- **Games Room/Study: 6.06m x 3.57m**
Ideally serve as an extra living room/ work from home area. Large Washroom off – plumbed for a washer/ dryer.
- **Wash room: 3.17m x 2.18m**
Plumbed for washer/ dryer, WHB & WC

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Accommodation contd.

Upstairs: Carpeted stairs to spacious landing and walk-in hot press off

- **Bathroom: 2.9.6m x 2.2m**
Fully tiled, Jacuzzi bath, WHB & WC
- **Bedroom 1: 3.0m x 3.17m**
Carpeted
- **Bedroom 2 (Main): 5.2m x 3.94m**
Built-in Wardrobes
- **Ensuite 1: 0.96m x 3.94m**
Fully tiled, shower, WHB & WC
- **Bedroom 3: 3.1m x 2.28m**
Built-in Wardrobes
- **Bedroom 4: 4.0m x 3.17m**



Viewings

By Appointment only:
Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers
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