

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**"WOODGROVE"
GAYBROOK DEMESNE
MULLINGAR, CO.WESTMEATH**



**Desirable 5 Bedroom Detached Dormer Residence
Standing on c. 6 Acres of Ground currently laid out in Paddocks
with Stud Rail Fencing**

With 3 Purpose Built Stables & Double Garage (x 2)
Beautiful Feature Front Stone Wall with Electric Gates at Entrance &
Sweeping Avenue to Residence (Asphalt Driveway & Concrete Back Yard)
Located c. 5 Miles Mullingar

Dual Central Heating throughout



Price Guide : €425,000



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



Reference: 3755

Address: "Woodgrove", Gaybrook Demesne, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall

6' 8" x 22' 8"
(2.03 x 6.91)

Bright & Spacious. Stairwell to First Floor. Phone Point



Storage Closet/Hotpress

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

Sitting Room

18' 1" x 18' 4"
(5.51 x 5.59)

Feature Bay Window. Solid Oak Floor. Impressive Marble Open Hearth Fireplace with Cast Iron Insert. TV Point. Plaster Coving



Kitchen /Dining Room

22` 0`` x 15` 10``
(6.71 x 4.83)

Fully Fitted Solid Oak Kitchen Units (Wall & Floor)
Integrated Dishwasher. Granite Work Top. Tiled Floors.
Conservatory Area with Semi-Circular Window. Integrate
Eye level Oven/Grill. Counter Hob. Phone Point. Archway to
Living Room.



Living Room

11` 10`` x 12` 3``
(3.61 x 3.73)

Feature Stone Fireplace with Inset Stanley "Erin" Solid Fuel
Stove (heats water & radiators) Solid Oak Flooring. Corner
Window overlooking Front Lawn & Paddock.



Utility Room

8` 4`` x 11` 6``
(2.54 x 3.51)

L-Shape. Fitted Ground & Floor Units. Sink Unit. Plumbed
for Washing Machine & Dryer. Tiled Floor.



Guest WC

5' 5" x 3' 6"
(1.65 x 1.07)

WC & WHB. (Off Utility Room) Tiled Floor & Walls

Back Porch

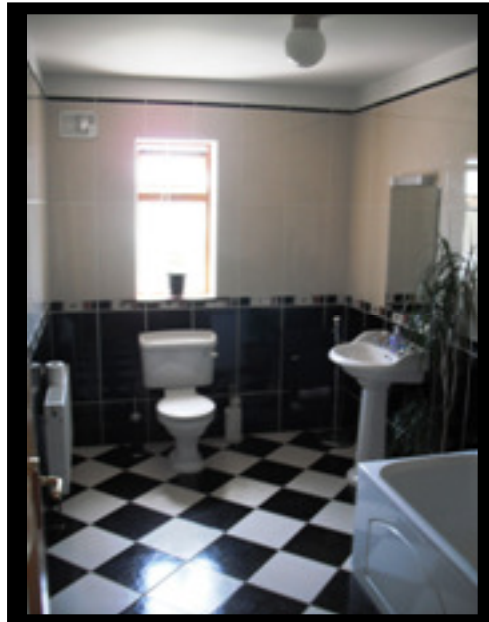
6' 1" x 6' 0"
(1.85 x 1.83)

Tiled Floor. Door to Rear

Main Bathroom

11' 6" x 9' 0"
(3.51 x 2.74)

Bath, WC, WHB & Shower Enclosure with Pump Shower Unit. Tiled Floor & Walls



Bedroom 4

13' 5" x 11' 10"
(4.09 x 3.61)

Double Room. Front Aspect. Built-In Wardrobes. TV Point

Bedroom 3

11' 10" x 11' 6"
(3.61 x 3.51)

Double Room. Rear Aspect. Built-In Wardrobes. TV Point



Bedroom 2

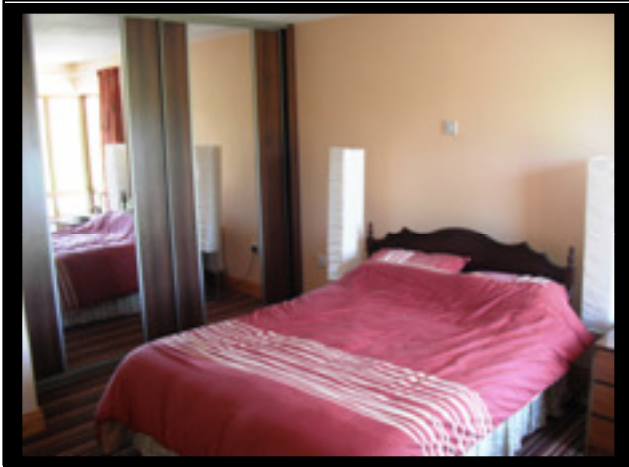
12' 6" x 11' 6"
(3.81 x 3.51)

Double Room. Rear Aspect. Built-In Wardrobes. TV Point

Bedroom 1 (Master)

13' 6" x 13' 2"
(4.11 x 4.01)

Double Room. Front Aspect. Built-In Slideroles. TV Point. Phone Point. Ensuite with Feature Corner Window



Ensuite

11' 10" x 4' 5"
(3.61 x 1.35)

WC., WHB., Shower Enclosure with Electric Shower Unit & Sliding Door. Tiled Floor & Walls. Natural Ventilation & Light via Window
Bright Open Plan area

Landing

11' 0" x 16' 6"
(3.35 x 5.03)

Games Room

20' 8" x 24' 0"
(6.30 x 7.32)

Velux Windows. 2 Access doors

Study/Bedroom 5

12' 10" x 8' 6"
(3.91 x 2.59)

Phone Point.

Shower Room

10' 4" x 4' 6"
(3.15 x 1.37)

WC & WHB. Electric Shower

Guest Room

16' 7" x 10' 2"
(5.05 x 3.10)

Carpet Floor

OUTBUILDINGS:

Double Garage

24' 4" x 15' 4"
(7.42 x 4.67)

Electric Roller Shutter Door. Pedestrian Side Door. Wired for Lights

Double Garage

24' 4" x 15' 4"
(7.42 x 4.67)

Turf Shed. Roller Shutter Door. Window. Block Built



Stable 1

13' 0" x 13' 0"
(3.96 x 3.96)

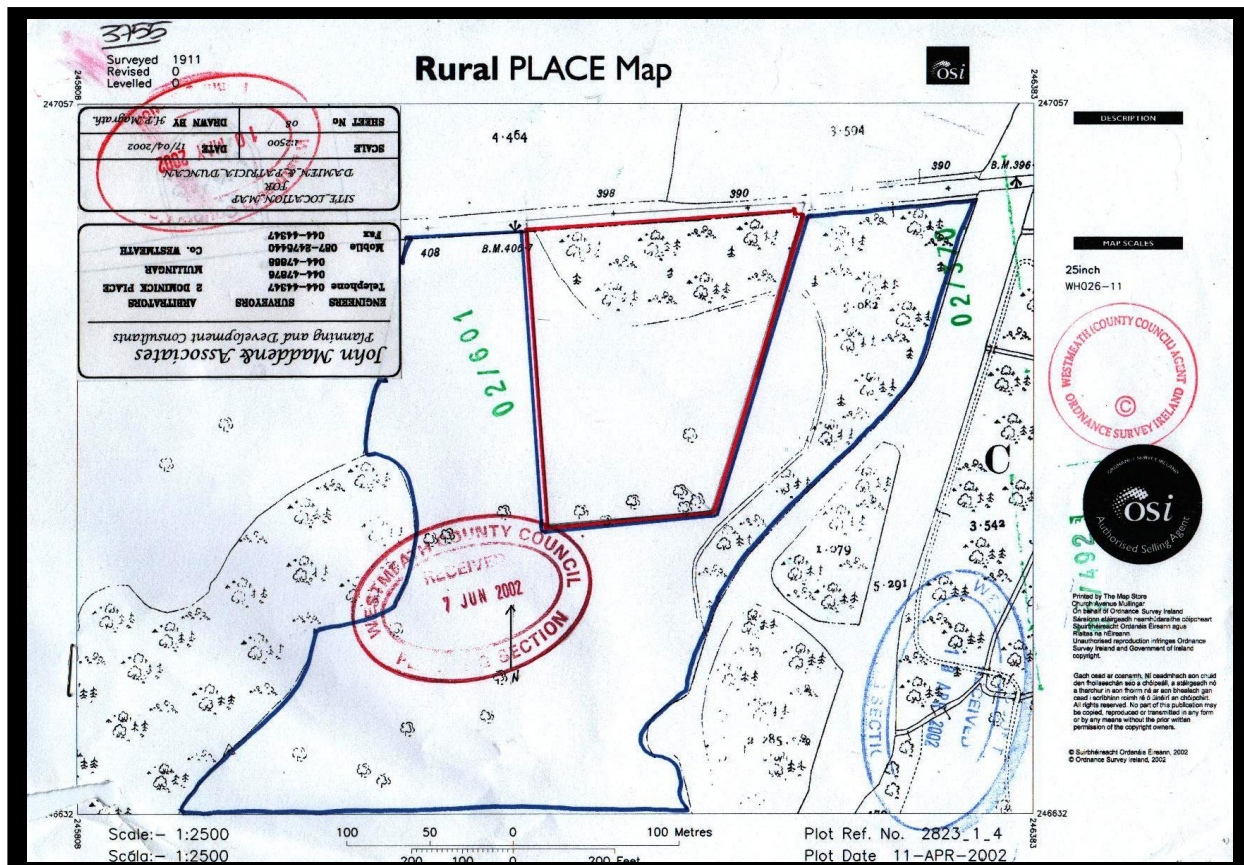
Wired indoors. L-Shaped Building

Stable 2

13' 0" x 13' 0"
(3.96 x 3.96)

Stable 3

13' 0" x 13' 0"
(3.96 x 3.96)



Features:

- Dual Central Heating (Oil & Solid Fuel)
- All Double Glazed PVC
- 21.5m of Stone Front Wall
- Outdoor Lighting - Electric Sensor Lights
- Electric Gates at Roadway
- All Solid Pine Doors throughout
- Septic Tank
- Mains Water
- Outside Tap

Directions:

From Mullingar take the N.52 Tullamore Road. Then take the 1st exit left at new round about (signed for Rochfortbridge & Dublin)& enter onto the new C-Link Road. Continue on this Road & take the 2nd right signed for Rochfortbridge. Continue on pass Gainstown School & Sports Grounds (on right) & take a turn to the left at the next cross road junction "Gaybrook Crossroads". This road will be signposted for Milltownpass, continue on this for c. 200 yards & subject property is located on the right hand side just before the Hump Back Bridge.

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 & (044) 9347220

