

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald  
O'Meara



65 Bloomfield Drive,  
Coosan,  
Athlone,  
Co. Westmeath,  
N37 DF80

**BER** D1

[sherryfitz.ie](http://sherryfitz.ie)



**Description:** A pristine, semi-detached four bedroom family home in a quiet cul-de-sac setting, presented in walk in condition with a bright, smart interior. This home has been immaculately cared for, and now comes to the market as a generously appointed, turnkey family home. Classic elegance and comfort go hand in hand in this very appealing residence, which offers generous accommodation and outdoor space. The lovely balance of accommodation, which is filled with an abundance of natural light, ensures all the family needs are met and it is further enhanced by its well maintained and private garden to the rear. On entrance this property features a bright hallway with stairway to first floor, carpet flooring throughout the reception rooms, and tiling in kitchen and bathrooms, carpet flooring in all of the four bedrooms. The accommodation comprises approximately 1389 Sq. Ft) and includes a double gazed Porch area, leading to a generous entrance hall, a spacious kitchen overlooking and providing access to the rear garden, and also opening to very large living/dining room. There is a further second reception room at this level (which could also be fitted out as a home office if required), and the accommodation at this level is completed by a guest WC. Upstairs there is a large bright landing area and two large and generously appointed double bedrooms to front of house, and two medium bedrooms to rear of house, and a main family bathroom off the landing area. There is also partially floored attic space with access. Outside there is a generous landscaped garden area to front with mature shrubbery and a tarmac driveway, and a sunny rear garden, which has feature circular stone patio area, and a landscaped mature lawned area, with side gate access. Bloomfield is an exclusive upmarket family development conveniently located in Coosan, very near to Athlone town centre, and just a short distance from many amenities, as well local church, schools, golf club, and rugby club. Lough Ree is very nearby with all its associated watersport activities, including boat clubs and sailing. Local shopping is catered for at Golden Island as well as several excellent Athlone shopping centers. The location has great transport links to all areas. There is also nearby access to the M6 motorway giving easy access to Dublin to the East, and Galway to the West. This location has the perfect balance for a lifestyle location in a prime area at the heart of the Midlands.



VIEWING HIGHLY RECOMMENDED

### Special Features & Services:

- Highly sought after location close to Athlone town centre, and also to lakeshore amenities
- 4 bedrooms upstairs and downstairs room adjacent to Wc
- Oil-fired central heating and open fireplace
- Double glazing throughout including front porch
- Large off street car parking
- Walking distance of Coosan Church, Schools and Creches
- Walking distance of bus stops.
- Excellent transport links to all areas,

### Accommodation:

**Living Room** 3.51m x 7.90m (11'6" x 25'11")

**Entrance Hall** 2.51m x 4.76m (8'3" x 15'7")

**Kitchen** 4.19m x 3.00m (13'9" x 9'10")

**Porch** 1.67m x 2.16m (5'6" x 7'1")

**Hall** 1.57m x 0.93m (5'2" x 3'1")

**WC** 1.61m x 0.94m (5'3" x 3'1")

**Dining Room** 2.39m x 4.74m (7'10" x 15'7")

**Bedroom 1** 2.94m x 3.39m (9'8" x 11'1")

**Bathroom** 2.07m x 1.93m (6'9" x 6'4")

**Bedroom 2** 2.60m x 3.19m (8'6" x 10'6")

**Upstairs Hall** 4.78m x 3.04m (15'8" x 10')

**Bedroom 3** 3.72m x 4.41m (12'2" x 14'6")

**Bedroom 4** 3.95m x 2.70m (13' x 8'10")

**Garden:** Sunny rear garden with stone patio area, landscaped mature lawn with side gate access.

**BER: D1, BER No. 116727645**

### Directions:

**N37 DF80**





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**NEGOTIATOR**

**Helena Kenny**

Sherry FitzGerald O'Meara  
32 Mardyke Street, Athlone, Co  
Westmeath

T: + 353 906 475500

M: **0868119190**

E: emer@sherryfitzomeara.ie



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