

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**128 TIR CROGHAN
KINNEGAD
CO.WESTMEATH**



Well Appointed 3 Bedroom Semi-Detached House

Located in Quiet Cul-de-Sac & overlooking Green Area
Large rear Garden (not overlooked) Decking & Enclosed Dog Run
Master Bedroom Ensuite & with Walk-In Wardrobe
Gas Fired Central Heating

Price Guide : €149,500

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

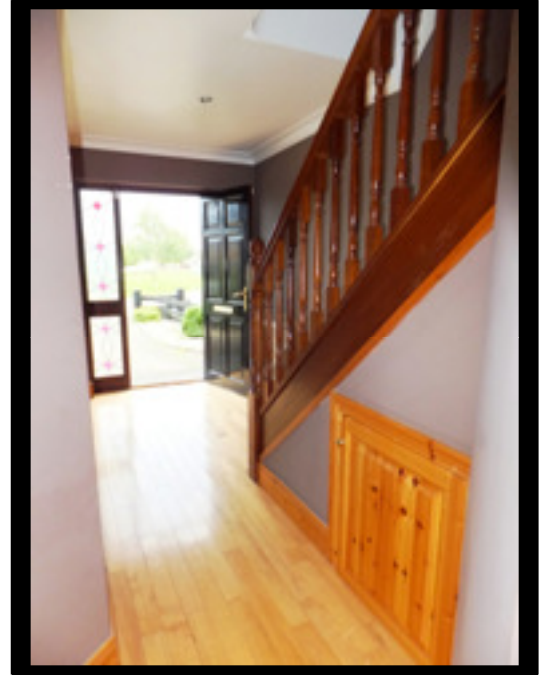
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BONDED MEMBER

Reference: 4053

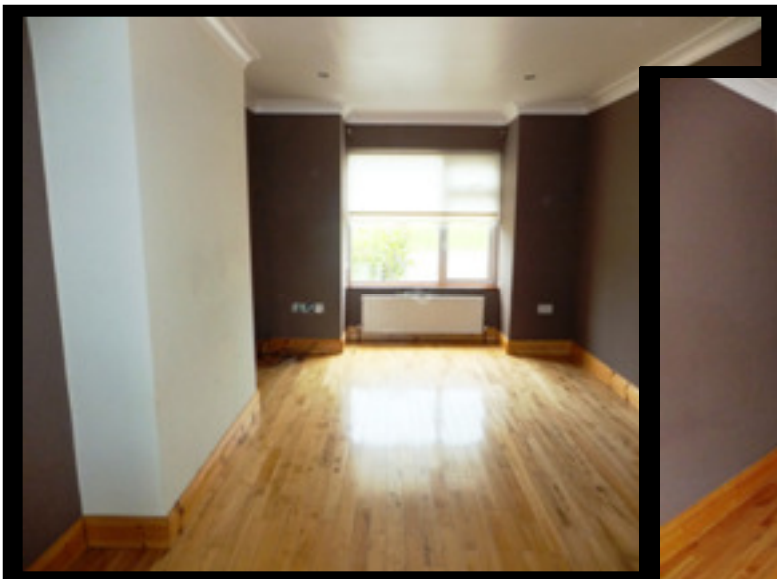
Address: 128 Tir Croghan, Kinnegad, Co. Westmeath

ACCOMMODATION:

Entrance Hall 5.90 x 1.81 Solid Wood Flor. Bright & Spacious
(19' 4'' x 5' 11'')



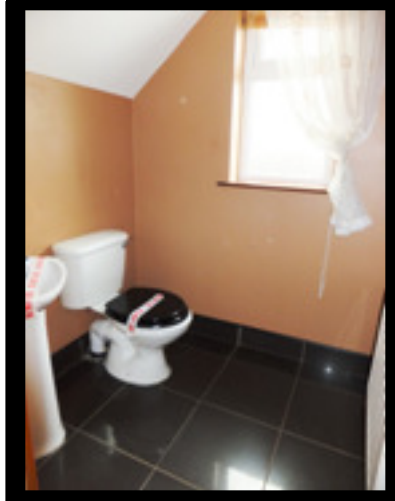
Sitting Room 4.23 x 3.28 Solid Oak Floor. TV Point. Bay Window. Double Doors through to Kitchen/Diner
(13' 10'' x 10' 9'')



Downstair Toilet

1.59 x 1.40
(5' 3'' x 4' 7'')

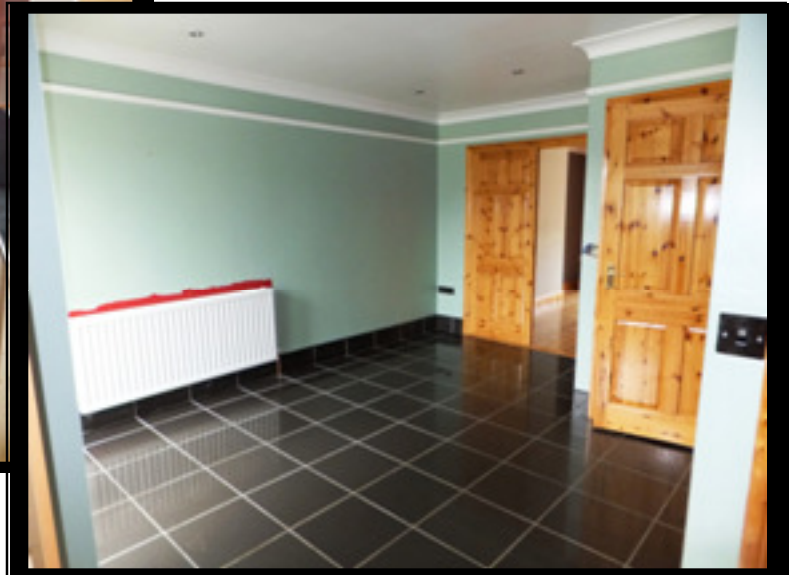
With WC, & WHB. Tiled Floor



Kitchen /Diner

4.36 x 3.43
(14' 4'' x 11' 3'')

Open Plan. Tiled Floor. Double Doors to Patio & Decking Area. Kitchen Wall & Floor Units (incomplete - no doors) Recessed Lights.



Utility Room

1.94 x 1.62
(6' 4'' x 5' 4'')

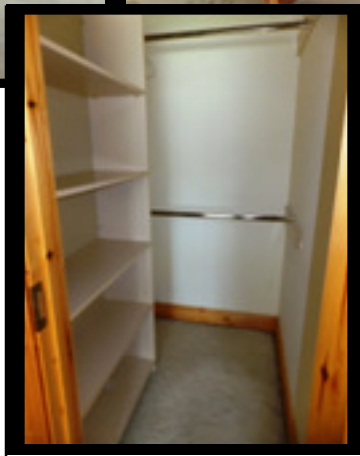
Tiled Floor. Gas Boiler. Door to Side of House



Bedroom 1

3.86 x 2.90
(12' 8'' x 9' 6'')

Front Aspect Double Room. Walk-In Wardrobe. Ensuite.
Recessed Lights on Ceiling. Alarm Keypad. Carpet Floor.



Ensuite

1.72 x 1.42
(5' 8'' x 4' 8'')

W.C., W.H.B., Electric Corner Shower. Fully Tiled

Walk-In Wardrobe

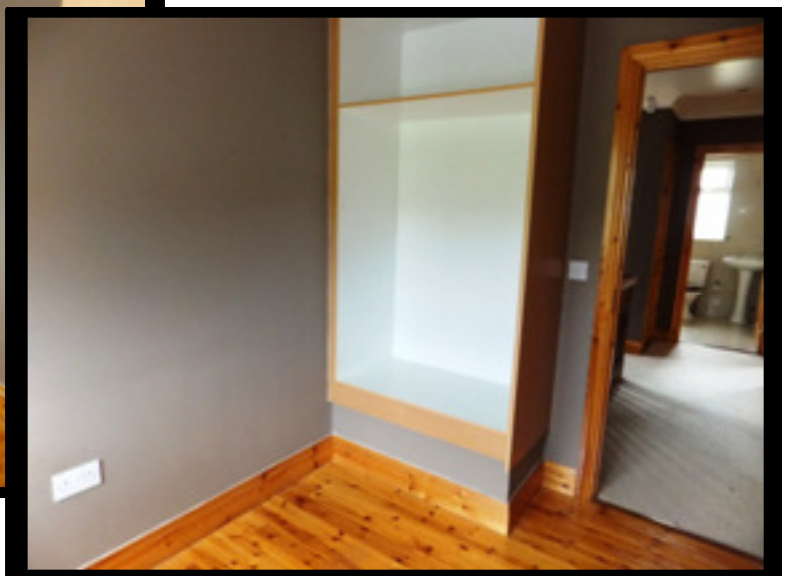
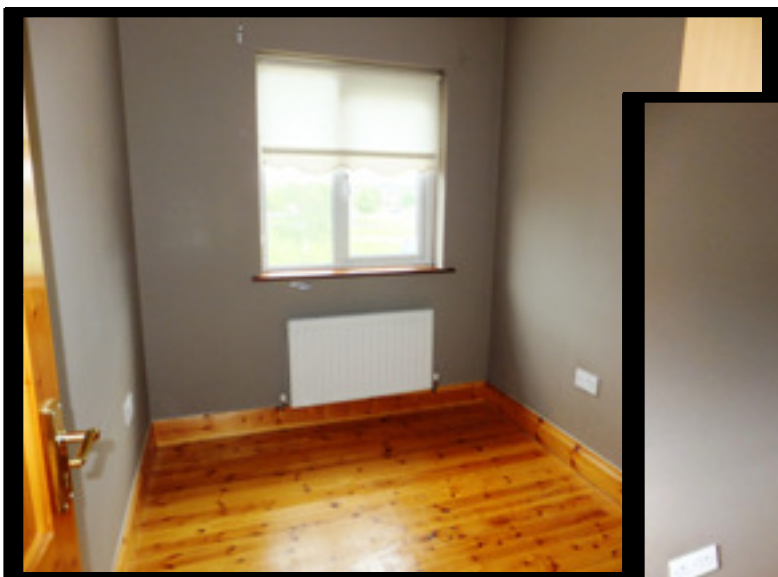
1.41 x 1.03
(4' 7'' x 3' 4'')

Ample Storage. Shelving

Bedroom 2

2.77 x 2.13
(9' 1'' x 7' 0'')

Front Aspect. Wooden Floor. Built-In Wardrobe (no doors)



Landing

3.82 x 2.14
(12' 6'' x 7' 0'')

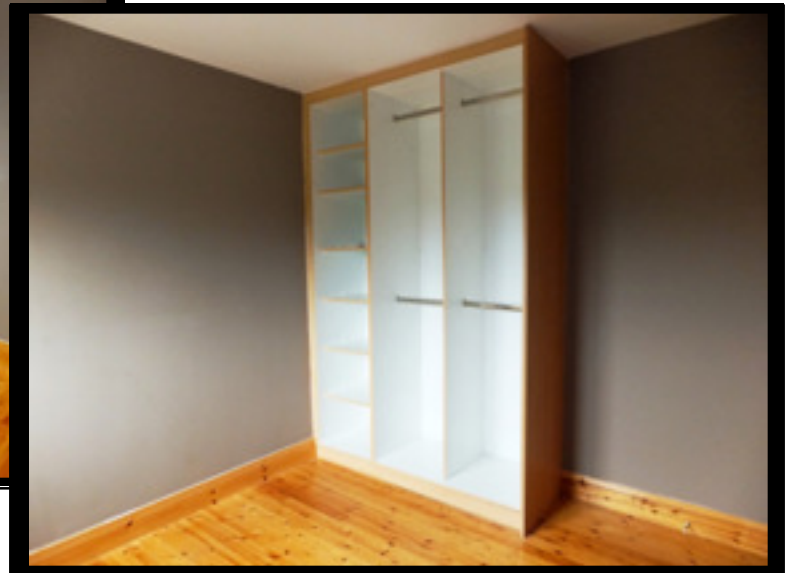
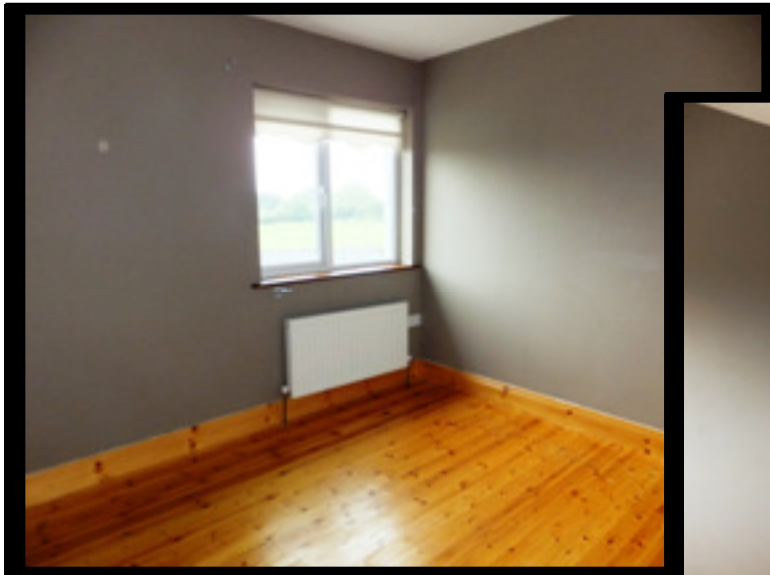
Bright & Spacious. Hotpress. Stira Stairs to Attic (with Sky light)



Bedroom 3

3.18 x 2.91
(10' 5'' x 9' 6'')

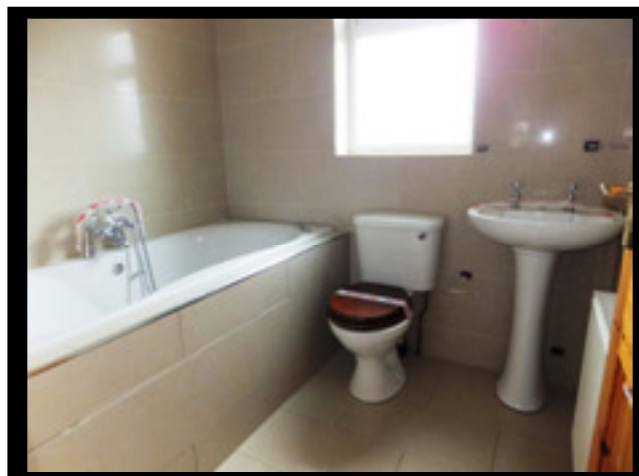
Rear Aspect. Double Room. Wooden Floor. Built-In Wardrobe (no door)



Main Bathroom

2.11 x 1.86
(6' 11'' x 6' 1'')

With Jacuzzi Bath, WC., WHB. Fully Tiled Wall & Floors



Features:

- All uPVC Double Glazed Windows & Doors
- GFCH
- Largest Garden with Decking/Patio & Enclosed Dog Run
- Master Bedroom Ensuite & with Walk-In Wardrobe
- Walking Distance of all Town Amenities
- Easy access onto M4 Motorway
- Cobble lock Driveway

Directions:

Tir Croghan is an estate built approximately in 2005 and is located on the old Mullingar road just outside Kinnegad village. The property is only a few minutes walk away from the town of Kinnegad, located close to all local shops including Tesco and Super value supermarkets, Harry's Hotel, coffee shop, restaurants, church, schools, and an excellent bus service to the capital and easy access via the new M4 Motorway.

