

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

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**MULLINGAR ROAD
COLLINSTOWN VILLAGE
CO.WESTMEATH**



**Immaculate 4 Bedroom Detached Dormer Bungalow
"Deceptively Spacious"**

Standing on Private Site with Beautifully manicured Lawn to rear
Ample on Site Parking to side
Walking Distance to Village, Church & Shops
Burglar Alarm installed
Dual Central Heating

BER C3

Price Guide : €199,950

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

ipav
BONDED MEMBER

Reference: 4041

Address: Mullingar Road, Collinstown Village, Co. Westmeath

ACCOMMODATION:

Entrance Hall

2.41 x 5.02
(7' 11" x 16' 5")

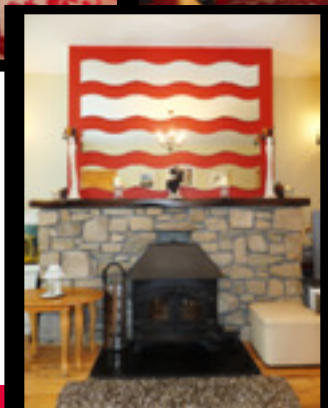
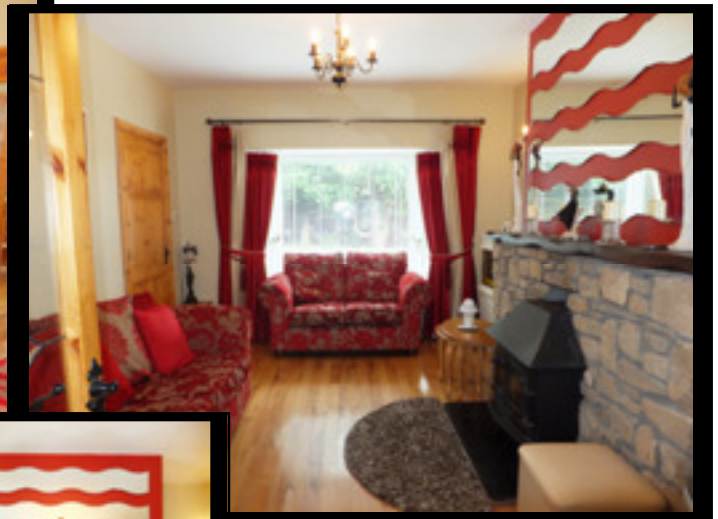
With Daydo Rail. Solid Wood Floor. Burglar Alarm Keypad



Sitting Room

3.68 x 4.736.00
(12' 1" x 15' 38" 1")

Solid Oak Wooden Floor. White Wooden Venetian Blinds. Feature Bay Window. Stone Fireplace with Wood Burning Stove with Back Boiler (heats water & radiators). Double doors leading through to Kitchen/Diner. TV Point



These particulars are issued on the understanding that they will not form any part of any contract and that all negotiations will be carried out through James B. McDonnell & Co. All descriptions, dimensions, etc., are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.

Kitchen /Diner

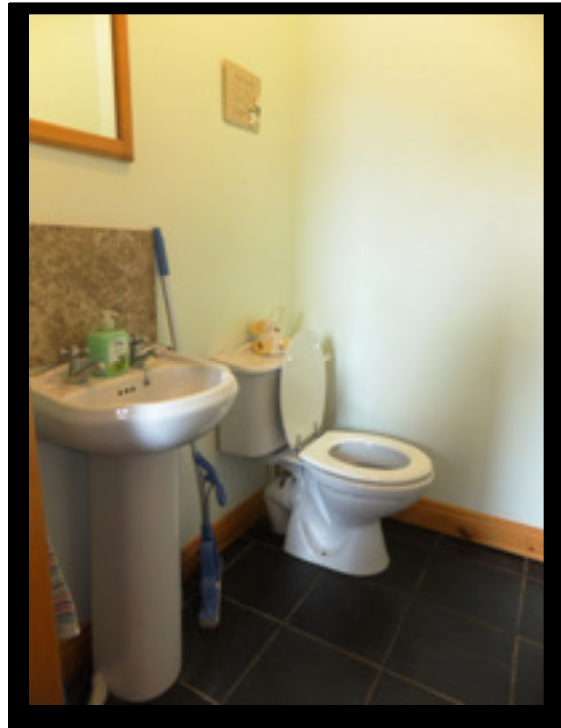
6.84 x 3.63
(22' 5" x 11' 11")

Solid Oak Floor at Dining Area. Tiled Floor at Kitchen. Fully Fitted Wall & Floor with tiled splash back. Integrated Dishwasher, Hob with Oven, Grill & Extractor Fan. Ample Storage all round. TV Point. Very Bright & Spacious. Patio Door to rear garden. Dual Aspect. Door to Utility.

**Utility Room**

2.10 x 3.01
(6' 10" x 9' 11")

Fitted with Floor & Wall Units. Plumbed for Washer/Dryer. Tiled Floor. Stainless Steel Sink Unit.

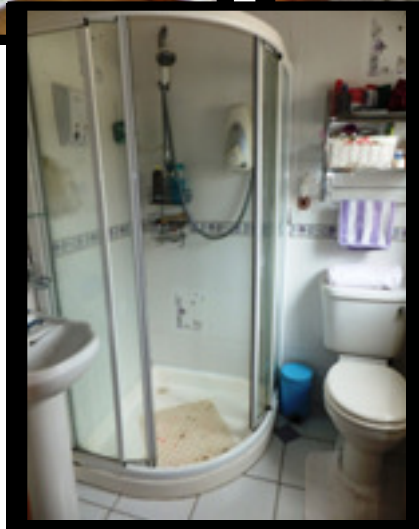
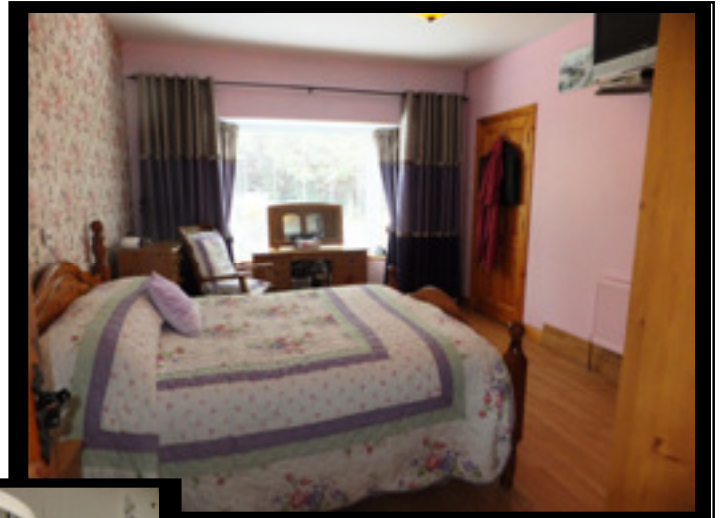
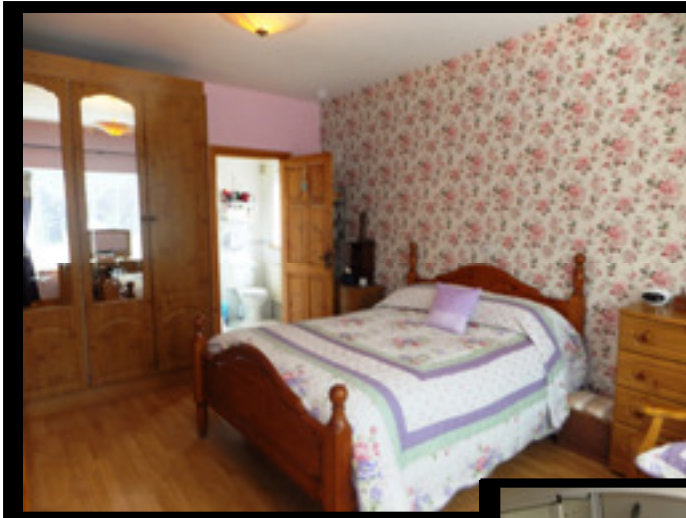
**Guest Toilet**

1.21 x 1.40
(3' 11" x 4' 7")

(Off Utility Room) Tiled Floor. With WHB & WC. Radiator. With Xpelair Type Fan

Bedroom 1 (Downstairs) 3.67 x 4.76
(12' 1" x 15' 7")

Front Aspect. Laminated Timber Floor. Built-In Mirrored Wardrobes. TV Point



Ensuite Bedroom 1 1.38 x 1,683.00
(4' 6" x 55' 21" 8")

Tiled Floors & Walls. Radiator. WC., WHB & Electric Shower

Landing 3.10 x 4.83
(10' 2" x 15' 10")

L-Shaped. Carpet Flooring. Access to Attic. Hotpress with Immersion Heater for Water. Radiator



Main Bathroom

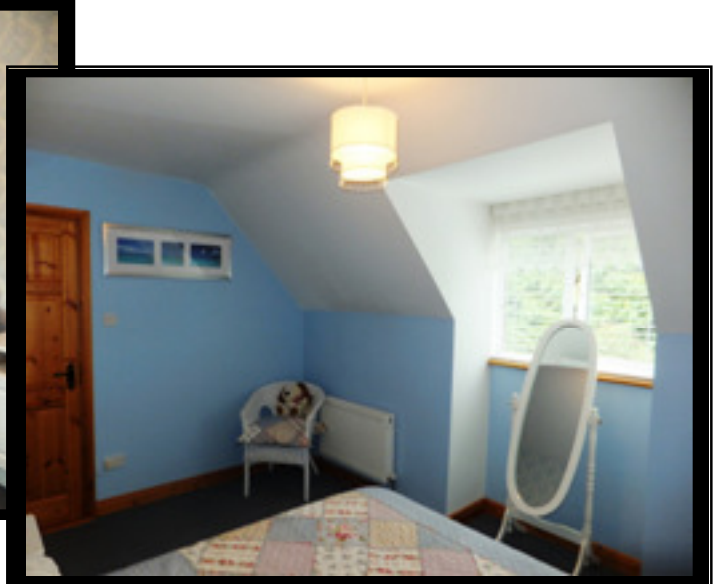
2.37 x 2.35
(7' 9" x 7' 8")

Tiled Floors & Wall. Radiator. Corner Bath, Corner Shower
Cubicle with Electric Shower. WC., & WHB

**Bedroom 2**

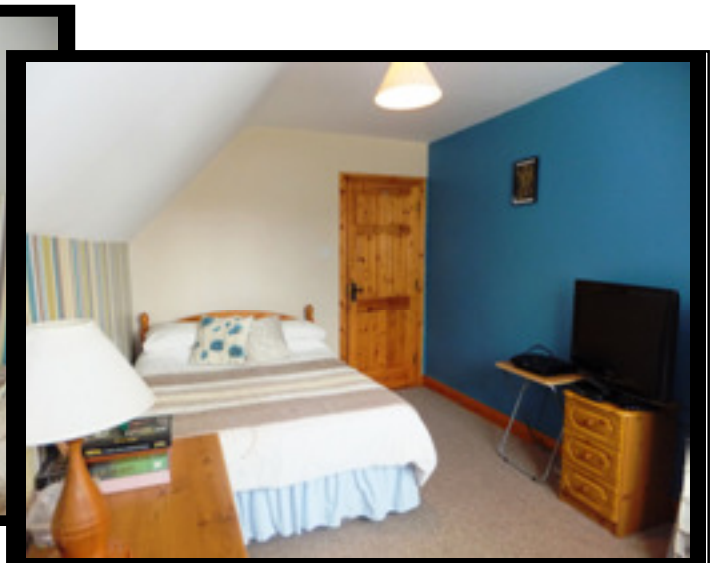
3.69 x 3.09
(12' 1" x 10' 2")

Dual Aspect to Front & Side of House. TV Point. Radiator.
Double Room.

**Bedroom 3**

4.31 x 3.23
(14' 1" x 10' 7")

Front Aspect. Carpet Floor. Double Room



Bedroom 4

2.74 x 4.31
(9' 0" x 14' 1")

Carpet Floor. Side Aspect. Double Room. TV Point.



Features:

- All White Wooden Venetian Blinds
- White uPVC Double Glazed Windows & Doors
- Solid Pine Doors throughout
- OFCH & SFCH (Log Burning Stove in Sitting Room)
- Mains Water & Sewerage
- Weekly Bin Collection

Directions:

From Mullingar travel out the Castlepollard road (R394) and take the right turn marked for Collinstown and the property is in Collinstown Village on the left hand side just before the Shop & Post Office.

