

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**"EAGLE GLEN"
NEWTOWN, BALLINDERRY
MULLINGAR, CO.WESTMEATH**



**Well Maintained 3 Bedroom Detached Bungalow
Standing on Mature Secluded Grounds with Detached Garage**

Prominent Front Row Location, convenient to Town, Shops, Schools &
within easy access of N4/N6 Motorway

All Double Glazed uPVC "Woodgrain Windows"

Workshop/Garden Shed to rear

Oil Fired Central Heating

BER D1

Price Guide : €135,000



Auctioneers, Valuers, Estate Agents, Insurance Agents

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556

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ipav
BONDED MEMBER

Reference: 3872

Address: "Eagle Glen", Newtown, Ballinderry, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hallway	9.45 x 1.07 (31' 0'' x 3' 6'')	Wooden Floor
Sitting Room	3.96 x 5.00 (13' 0'' x 16' 5'')	Open Hearth Fireplace with Stone Render Surround. Timber Floor



Living Room 4.34 x 3.89
(14' 3'' x 12' 9'')

Storage Unit Timber Floor. Hotpress.

Kitchen 2.59 x 3.96
(8' 6'' x 13' 0'')

Fully Fitted Modern Kitchen with Floor & Wall Units. Plumbed for Washing Machine & Dryer. Tiled Floor & Splash Back

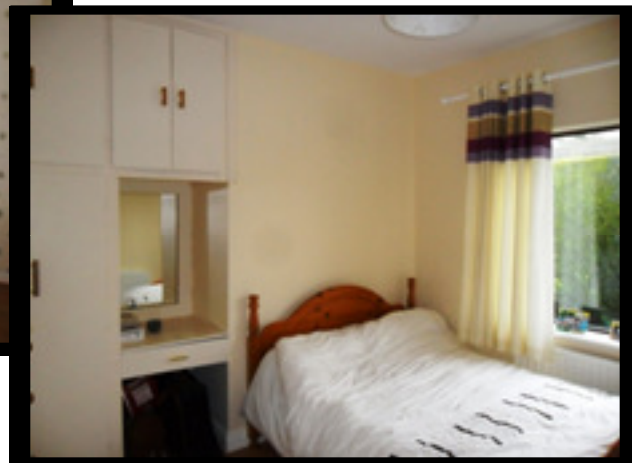


Toilet 2` 11`` x 7` 0``
(0.89 x 2.13)

Main Bathroom 2.39 x 2.74 WC.,WHB. & Bath with Shower overhead
(7` 10`` x 9` 0``)



Bedroom 1 3.35 x 3.18 Built-In Wardrobe
(11` 0`` x 10` 5``)



Bedroom 2 3.05 x 3.25 Built-In Wardrobe
(10` 0`` x 10` 8``)

Bedroom 3 14` 7`` x 11` 4``
(4.45 x 3.45)



Shower Room

31` 0`` x 3` 6``
(9.45 x 1.07)



OUTSIDE



Features:

- Oil Fired Central Heating throughout with New Outdoor Boiler
- All uPVC Double Glazed "Woodgrain" Windows
- Timber Floors throughout
- Modern Kitchen Units
- 2 Mins Walking to to Grocery/Supermarket

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 at \(044\) 9333333](tel:0449333333)