

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**131 ABBEYLANDS
MULLINGAR
CO. WESTMEATH**



Modern 3 Bedroom Semi-Detached Home

Located in Quiet Cul-De-Sac Setting
Conveniently Located To Mullingar General Hospital & N4 Motorway
Within Walking Distance Of Town Centre
Master Bedroom Ensuite
Oil Fired Central Heating

Price Region : €135,000

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

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BONDED MEMBER

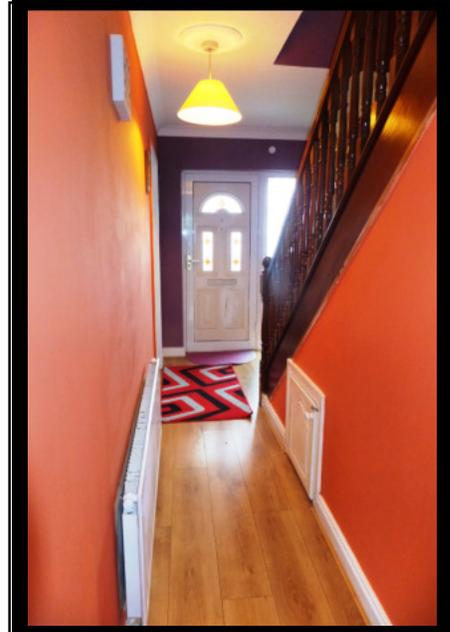
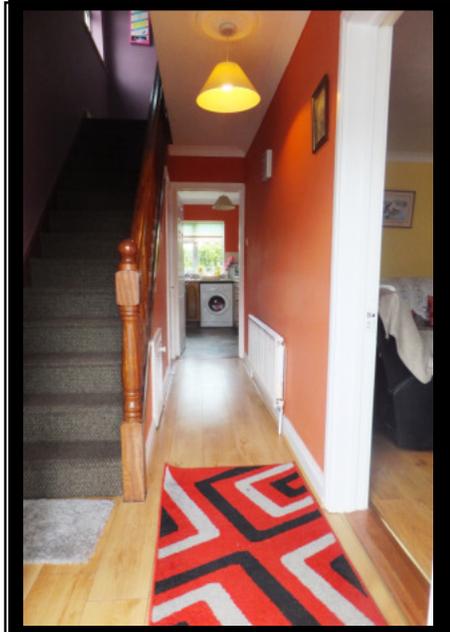
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Address: 131 Abbeylands, Mullingar, Co. Westmeath

GROUND FLOOR ACCOMMODATION:

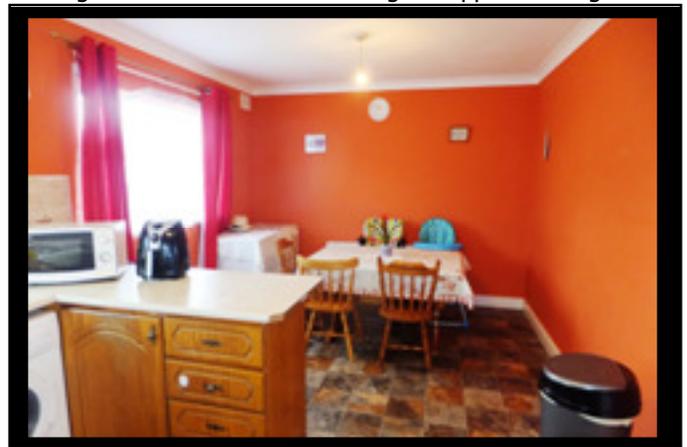
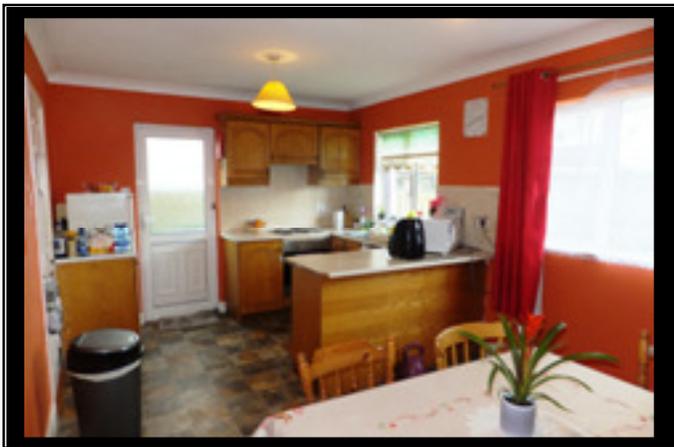
Entrance Hall 4.65 x 1.88
 (15' 3'' x 6' 2'')

Bright & Spacious. Laminate Wooden Floor. Walls Painted. Telephone Point. Coving & Stippled Ceilings. Radiator



Kitchen/Dining Area 5.26 x 3.33
 (17' 3'' x 10' 11'')

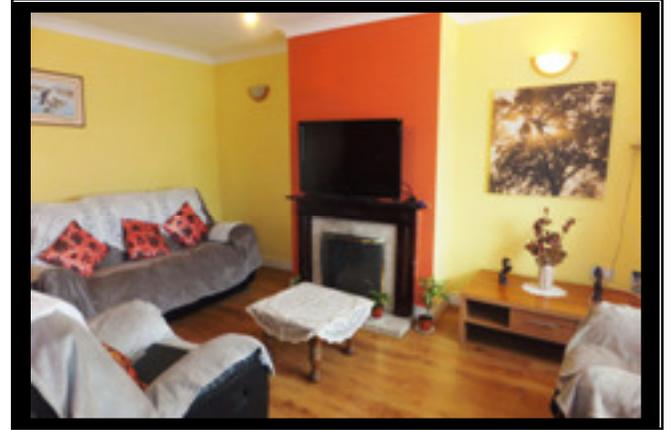
Fully Fitted Wall & Floor Kitchen Units with Tiled Splash Back. Lino Flooring. Built-In Oven Hob & Extractor Fan. Plumbed for Washing Machine. Side Door. Coving & Stippled Ceiling.



Sitting Room

5.26 x 3.35
(17' 3" x 11' 0")

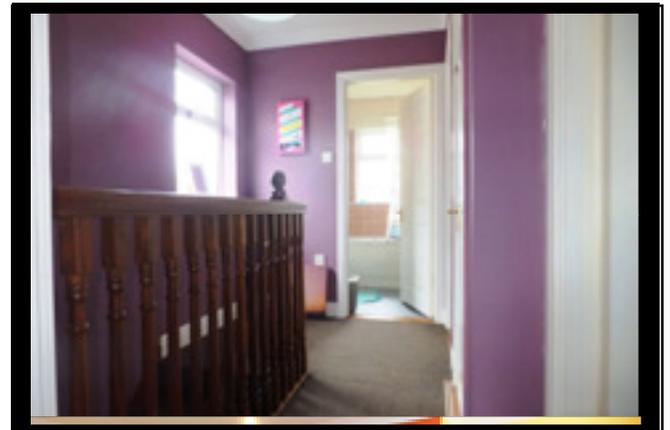
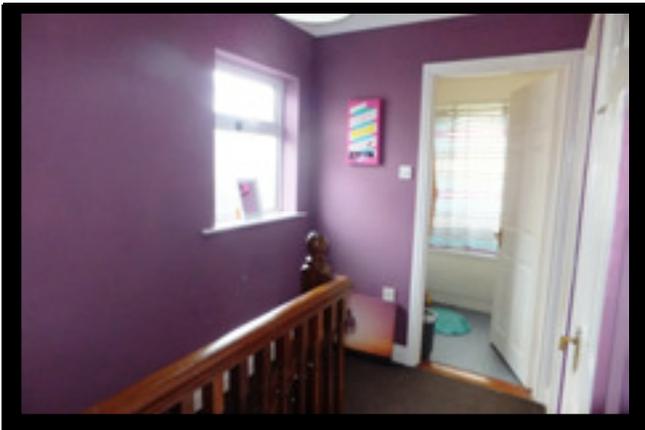
Feature Bay Window. Open Heart Fireplace with Mahogany surround. Laminate Wood Flooring.



FIRST FLOOR ACCOMODATION:

Landing

Bright & Spacious. Carpet Flooring. Window to Gable end of House. Access to Attic. Hotpress with Immersion Heater for Water & Shelving.



Master Bedroom 1

4.57 x 3.35
(15' 0" x 11' 0")

Double Room. Rear Aspect. Built-In Wardrobes. Laminate Wood Floor. Ensuite



En-Suite

0.97 x 1.83
(3' 2" x 6' 0")

With W.C., W.H.B. Electric Shower. Lino Flooring

Bedroom 2

3.45 x 3.35
(11' 4" x 11' 0")

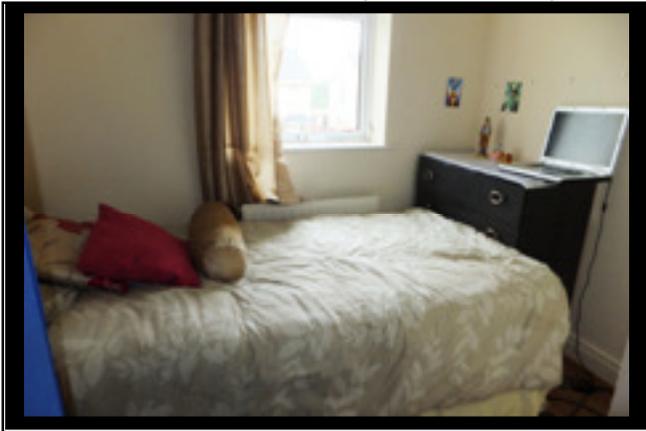
Double Room. Front Aspect. Laminate Wood Floor. Built-In Wardrobe. Bay Window. Stippled Ceiling.



Bedroom 3

2.36 x 2.57
(7' 9" x 8' 5")

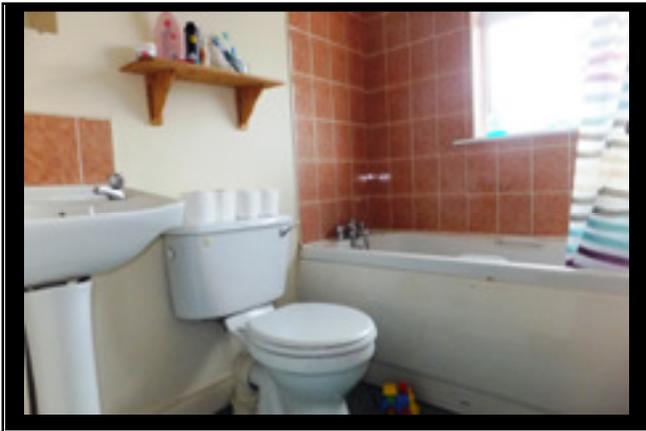
Single Room. Front Aspect. Laminate Wood Floor. Built-In Wardrobe. Stippled Ceiling



Main Bathroom

2.26 x 1.75
(7' 5" x 5' 9")

With W.C., W.H.B. & Bath with Telephone Shower. Lino Flooring. 3/4 tiled at Bath Area. Window overlooking rear garden



Features:

- Gardens Front & Rear (enclosed at rear)
- Oil Fired Central Heating throughout - Radiators
- Side Entrance
- Ample Parking
- Quiet Cul-de-Sac Location