

**PROPERTY  
PARTNERS**

**James B  
McDonnell & CO**

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**2 GLENMORE WOODS  
DUBLIN ROAD  
MULLINGAR, CO. WESTMEATH**



**Well Appointed 4 / 5 Bedroom Semi-Detached Home c.1,515 SqFt  
Standing on Large Prominent Site**

Located To Front Of Estate with Extended Cobblelock Driveway  
Within Walking Distance Of Town Centre & easy access to M4 Motorway  
Ideal Starter Home Or Investment Property  
Gas Fired Central Heating throughout

**BER C1**

**Price Region : €245,000**

**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](mailto:jbmcdonnell@propertypartners.ie)

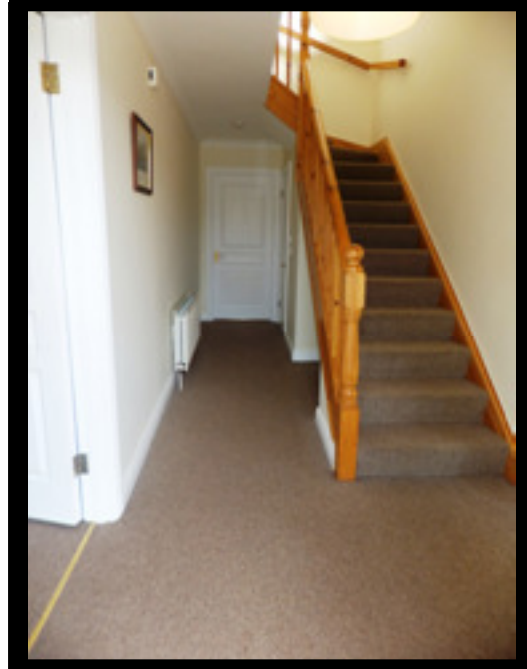
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BONDED MEMBER

**Reference:** 4016

**Address:** 2 Glenmore Woods, Dublin Road, Mullingar, Co. Westmeath

**GROUND FLOOR ACCOMMODATION:**

**Entrance Hallway** 5.84 x 1.85 Carpet Flooring. Very Bright & Spacious. Coving  
(19' 2'' x 6' 1'')



**Kitchen** 5.5 x 3.8 Fully Fitted Wall & Floor Units with Tiled Splash Back. Built-In Cooker, Hob & Extractor Fan. Tiled Floors. Plumbed for Dishwasher. Rear access to Utility & rear garden. Open Plan.  
(17' 9'' x 11' 6'')



**Utility**

2.3 x 1.7  
(6' 1" x 4' 7")

Extra Storage Space with Fully Fitted Floor Units & Built-In Stainless Steel Sink Unit. Tiled Splash Back. Plumbed For Washer & Dryer. Tiled Floor & Door to rear garden



**Downstairs Guest WC**

1.6 x 1.4  
(19' 0" x 10' 7")

With WC & WHB. Tiled Floors & 1/2 Tiled Walls.

**Sitting Room**

5.79 x 3.23  
(19' 0" x 10' 7")

Carpet Flooring Open Hearth Fireplace with Marble surround. TV Point. Feature Bay Window. Coving. Double French Doors leading through to Dining Room.



**Dining Room**

4.0 x 3.5

Carpet Flooring. Sliding Patio Door to rear garden. Door leading through to Kitchen



**Study/Bedroom 5 (Downstairs)**

4.90 x 2.59  
(16' 1'' x 8' 6'')

Carpet Flooring. Front Aspect. TV Point. Phone Point.



**Bedroom 1 (Master)**

3.40 x 3.90  
(11' 2'' x 12' 10'')

Front Aspect. Feature Bay Window. Carpet Floor. Built In Wardrobes. TV Point



**En-Suite**

1.78 x 1.24  
(5' 10" x 4' 1")

With W.C., W.H.B. & Electric Shower. Skylight

**Bedroom 2**

2.46 x 2.26  
(8' 1" x 7' 5")

Rear Aspect. Carpet Floor. Built In Wardrobes



**Bedroom 3**

3.56 x 2.49  
(11' 8" x 8' 2")

Rear Aspect. Carpet Floor. Built In Wardrobes



**Bedroom 4**

2.97 x 2.41  
(9' 9" x 7' 11")

Front Aspect. Carpet Floor. Built In Wardrobes.

**Bathroom**

1.83 x 1.57  
(6' 0" x 5' 2")

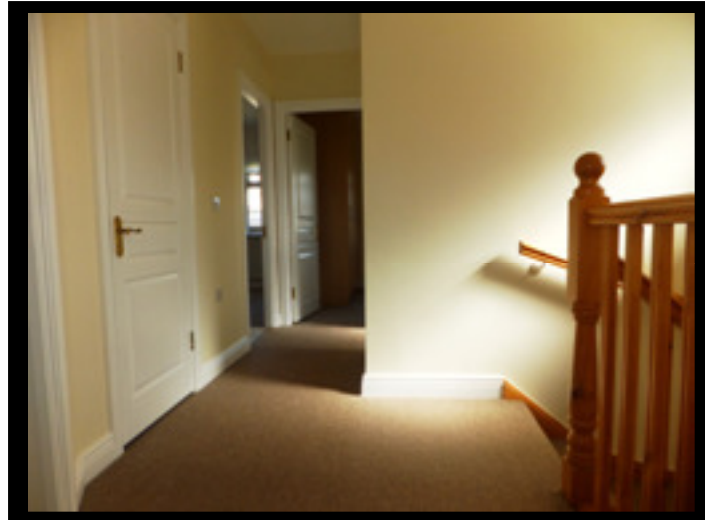
W.C., W.H.B. & Bath.



**Landing**

3.78 x 2.84  
(12' 5" x 9' 4")

Carpet Floor. Painted Walls.

**Features:**

- Extended Cobbleck Driveway to Front & Rear Enclosed Garden
- Gas Fired Central Heating throughout
- Located To Front Of Estate
- On The Main Dublin Route, access to M4 in 2 mins
- All uPVC Double Glazed "Woodgrain" Windows
- Built-In Wardrobes in all Bedrooms
- Excellent Condition throughout

**Viewing:**

Please phone us to set up a viewing. Our opening hours are from 9:30 am to 5:30 pm Monday to Friday

**Rear Garden**