

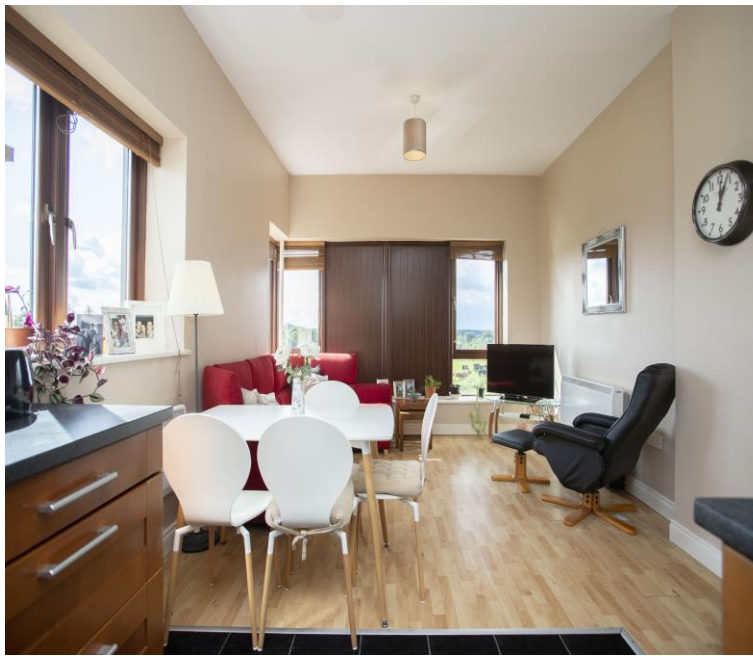


FOR SALE BY PRIVATE TREATY

**13 PETITSWOOD VIEW,
DUBLIN ROAD,
MULLINGAR,
CO. WESTMEATH
N91W205**

Asking Price: €149,950

BER C3



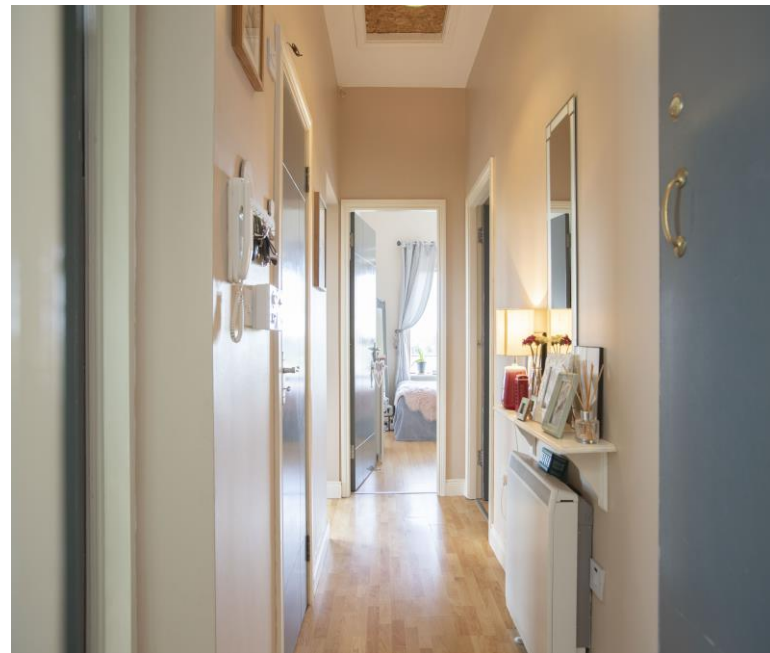
DESCRIPTION

Property Partners Richard Cleary are delighted to present this bright and spacious penthouse apartment in excellent decorative order and maintained to an a high standard. Located on the Dublin Road side of Mullingar, ideally situated close to the new Lidl store and the Park Hotel with it's sporting facilities.

The accommodation briefly consists of an entrance hallway with semi solid timber flooring and storage. The hallway leads to the living area with semi solid timber floor and features a sun trap. Impressively fitted kitchen/breakfast area with wall and floor units and fully tiled. The hallway also gives access to the two bedrooms, the master with an en-suite and walk in wardrobe. The bathroom is a three piece suite and is fully tiled. Situated just off the main road between the town centre and the N4 motorway, a short walk from the Mullingar Park Hotel and its amenities, schools, leisure and sporting facilities. This is an ideal property for the first-time buyer or investor.

Included in the Sale:

- Curtains
- Blinds
- Light fittings
- Fixtures and fittings
- Some appliances





ACCOMMODATION

Entrance Hall	1.14m x 1.53m (3'9" x 5')
Kitchen/Dining/Living Area:	3.84m x 6.67m (12'7" x 21'11")
Bedroom One	3.55m x 6.54m (11'8" x 21'5")
Walk In Wardrobe	1.41m x 1.33m (4'8" x 4'4")
En-Suite	2.82m x 1.80m (9'3" x 5'11")
Bedroom Two Two	71m x 3.70m (8'11" x 12'2")
Bathroom Three	90m x 1.95m (12'10" x 6'5")

SPECIAL FEATURES

- Special Features & Services
- Bright and spacious
- Prime location
- Storage heating
- Feature sun trap
- Private parking
- Close to Apple green filling station and Aldi
- Easy access to N4 & N52
- Show house condition
- Many features and extras
- Lift in complex
- Sun aspect throughout
- Not overlooked front or rear
- Excellent decor
- Extra insulation in attic
- Intercom system/Fully Alarmed
- Private and secure complex
- Walking distance to town centre
- High ceilings throughout



PRICE

€149,950

VIEWING DETAILS

Strictly by appointment only

Contact Negotiator

Richard Cleary
P: 05793-21522
E: Richard.cleary@clearyauctioneers.ie

DIRECTIONS

Travel out the Old Dublin Road and the apartment block is on the left-hand side.

Contact Agent

PROPERTY PARTNERS RICHARD CLEARY
M: 057 932 1522
E: clearys@propertypartners.ie

**PROPERTY
PARTNERS**

ipav | Institute of Professional Auctioneers & Valuers

www.propertypartners.ie

Phone: 057 932 1522

PSRA: 003653

Email: clearys@propertypar