

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**CORBALLY
GAYBROOK,
MULLINGAR, CO.WESTMEATH**



**Immaculate 3 Bedroom Detached Bungalow with Large
Conservatory in Sought After Location**

Large Private Site (c. 1/2 Acre) with mature Landscaped Grounds
Located in popular area within c.1km of Gainstown Church & School

Detached (2 Bay) Workshop.

Tarmac Driveway.

Dual Central Heating

BER D1

Price Guide : €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

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BONDED MEMBER

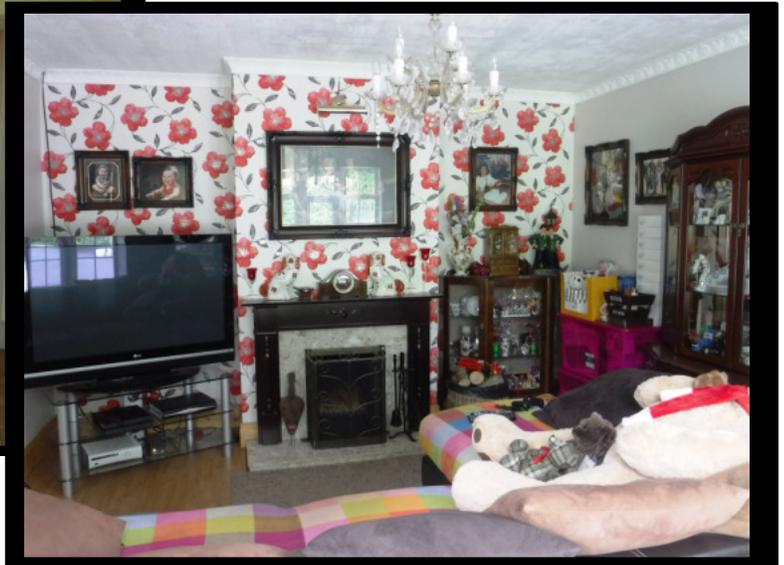
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Address: Corbally Gaybrook, Mullingar, Co. West meath

ACCOMMODATION:

Entrance Hall 4.39 x 2.41
 (14' 5'' x 7' 11'')

Bright & Spacious. Tiled Floor. Radiator.



Sitting Room 4.24 x 3.96
 (13' 11'' x 13' 0'')

Feature Bay Window. Open Fire place with Marble Hearth. Timber Flooring.

Kitchen 5.99 x 3.92
 (19' 8'' x 12' 10'')

Fitted Solid Oak Floor & Wall Kitchen Units. Tiled Floor. Plumbed for Dishwasher. Sliding Door to Sun Lounge. Solid Fuel Stove with Back Boiler which services 14 Radiators.

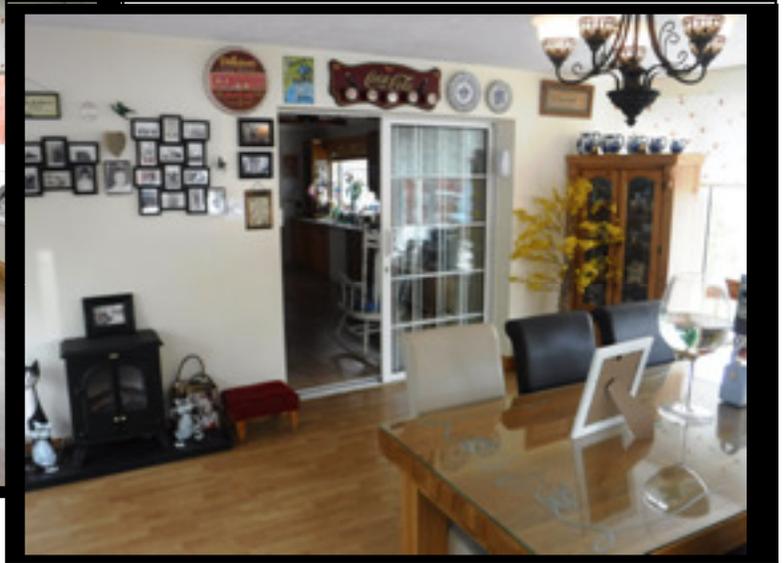
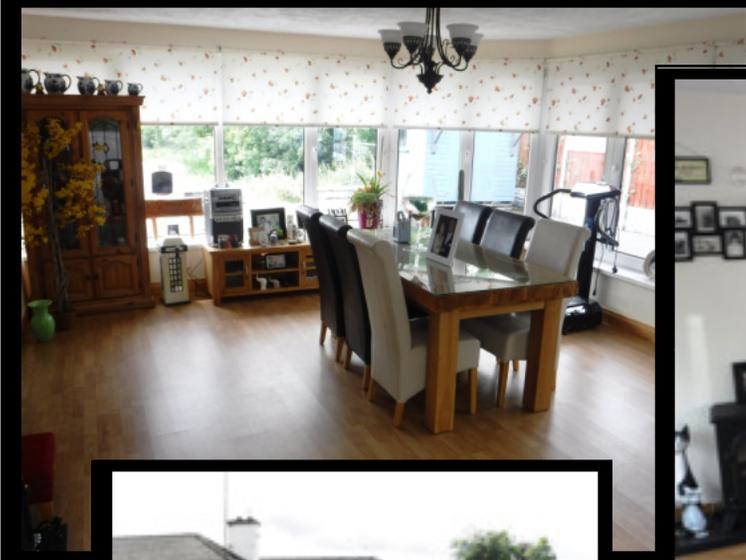


These particulars are issued on the understanding that they will not be carried out through James B. McDonnell & Co. All descriptions, dimensions, etc., are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.

Sun Lounge

6.06 x 4.80
(19' 10" x 15' 9")

Glazed on 3 Sides. Double Door to front. Wooden Floor.
Sliding Door to Kitchen



Utility Room

2.43 x 1.98
(7' 11" x 6' 6")

Matching Oak Fitted Floor & Wall Units. Plumbed for
Washing Machine. Door to rear

Corridor

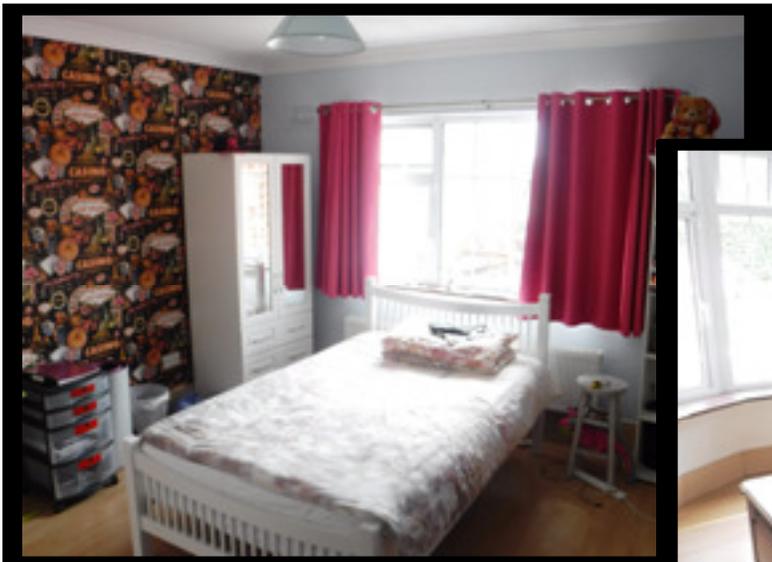
5.32 x 1.07
(17' 5" x 3' 6")

Tiled Floor. Hotpress off. Stira Stair to Attic

Bedroom 1

3.69 x 3.35
(12' 1" x 11' 0")

Double Room. Front Aspect. Wooden Floor.

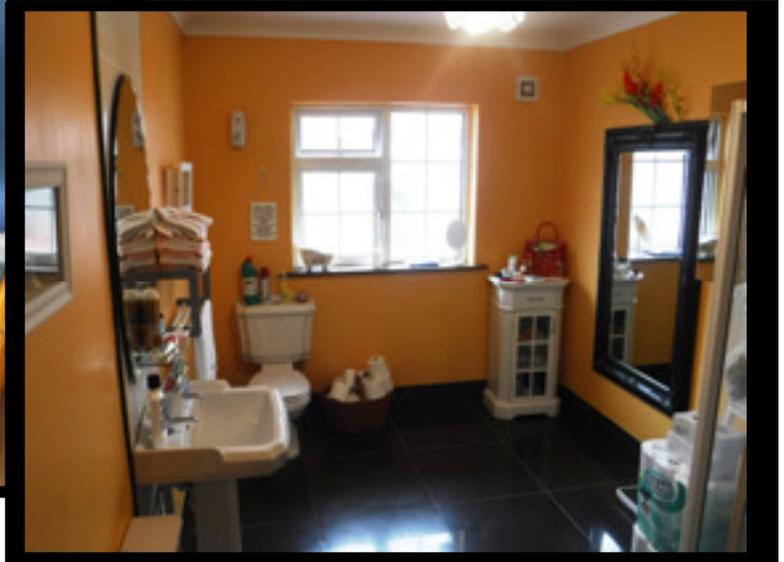
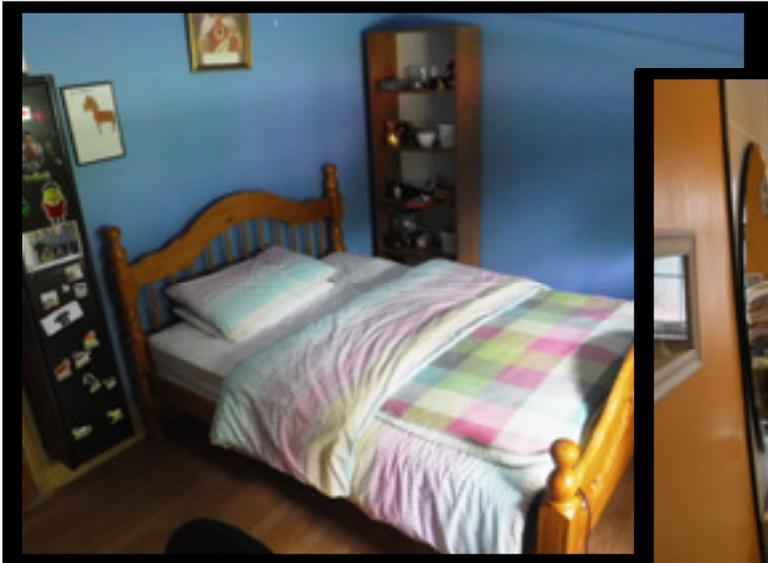


Bedroom 23.97 x 3.35
(13' 0" x 11' 0")

Double Room. Front Aspect. Wood Floor

Bedroom 33.63 x 3.61
(11' 11" x 11' 10")

Double Room. Wood Floor. Rear Aspect. Built-In Wardrobe. Feature Bay Window.

**Main Bathroom**2.42 x 3.61
(7' 11" x 11' 10")

Double Shower (Electric). Tiled Floor. Part Tiled Walls.

Hotpress1.60 x 2.00
(5' 3" x 6' 7")

Walk-In

Detached Shed

With Roller Shutter Door. Wired for Lights, Sockets. Concrete Floor. 2 Bay Lean to Workshop.

Features:

- All Pine Doors throughout
- All Double Glazed uPVC Windows
- Burglar Alarm
- Attic Part floored for Storage & with Stira Stairs
- DUAL CENTRAL HEATING

Directions:

From Mullingar take the r.400 Rochfortbridge Road to Gainstown. Turn left for Church & continue c.1km, subject property is on right hand side with for sale.



