

**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

ipav
BONDED MEMBER

Reference: 4039

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")

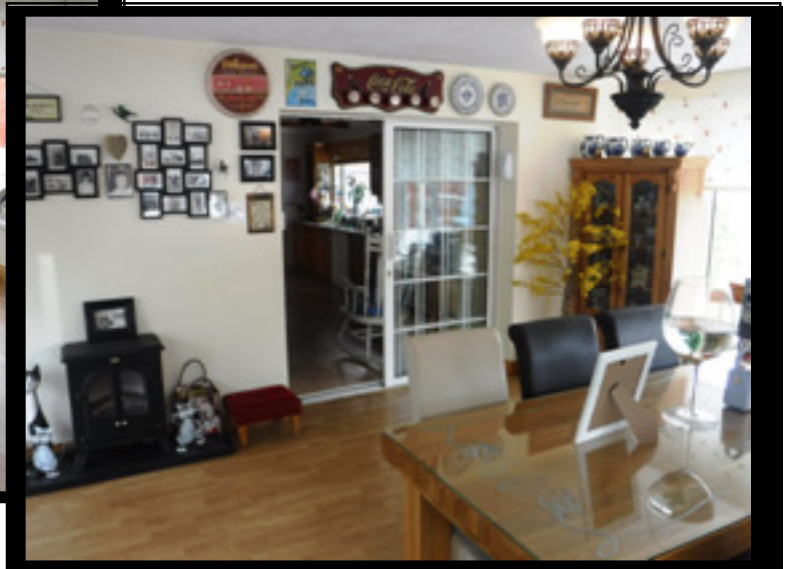
Fitted Solid Oak Floor & Wall Kitchen Units. Tiled Floor. Plumbed for Dishwasher. Sliding Door to Sun Lounge. Solid Fuel Stove with Back Boiler which services 14 Radiators.



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

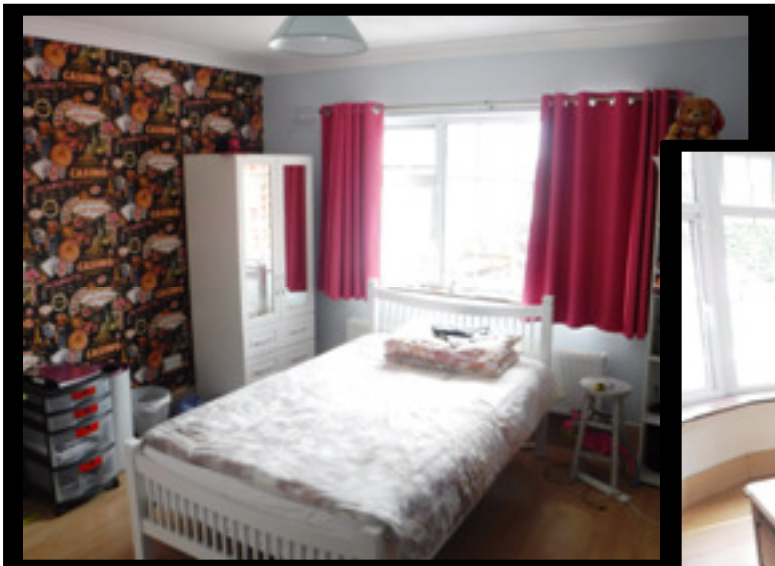
5.32 x 1.07
(17' 5" x 3' 6")

Tiled Floor. Hotpress off. Stairs to Attic

Bedroom 1

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

Double Room. Front Aspect. Wooden Floor.



Bedroom 2

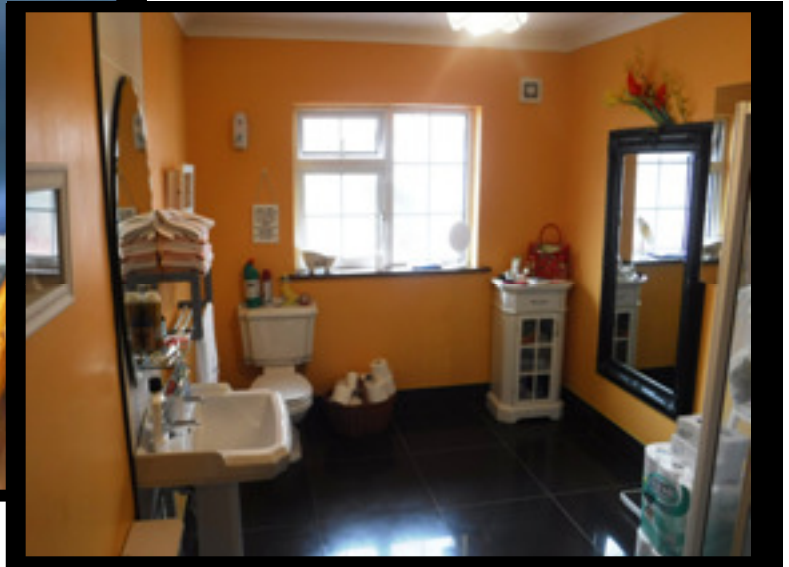
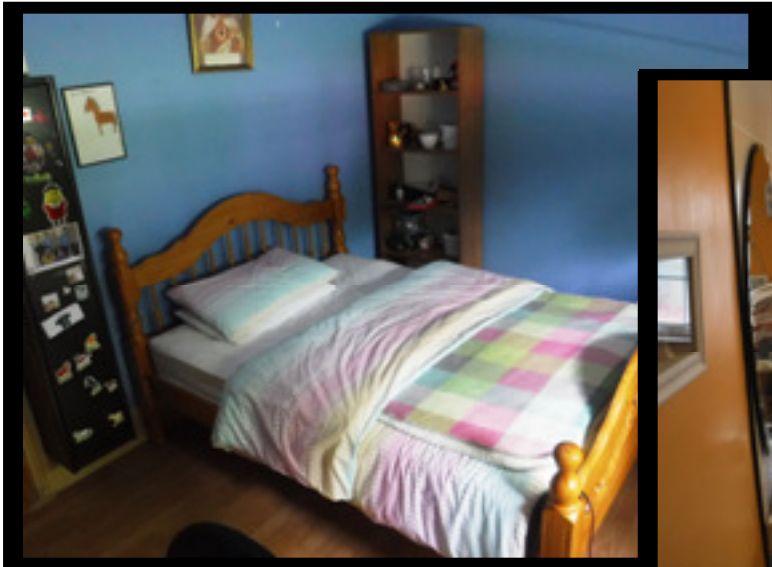
3.97 x 3.35
(13' 0" x 11' 0")

Double Room. Front Aspect. Wood Floor

Bedroom 3

3.63 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.

Hotpress

1.60 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 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.



