

**PROPERTY  
PARTNERS**

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**4 AUBURN VILLAGE  
MULLINGAR  
CO.WESTMEATH**



**Well Appointed End 4 Bedroom Detached Residence**

**In this much sought after low density Mature Established Estate**

Located within walking distance of all Town Amenities & mins to C-Link  
Spacious Family Accommodation with 3 Reception Rooms

& Master Bedroom Ensuite

Private Matured Rear Garden with Patio Area & Built-In Barbeque

Double Gate to rear garden (seperate access from Cul-De-Sac)

Gas Fired Central Heating throughout (Zoned)

**BER C1**

**Price Guide : €395,000**

**Auctioneers, Valuers, Estate Agents, Insurance Agents**

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Email [jbmcdonnell@propertypartners.ie](mailto:jbmcdonnell@propertypartners.ie)



**Reference:** 4076

**Address:** 4 Auburn Village, Mullingar, Co. Westmeath

## ACCOMMODATION:

### Entrance Hall

1.72 x 1.78  
(5' 8" x 5' 10")

Solid Timber Flooring. Doors to Inner Hall & Dining Room/Playroom



### Guest W.C.

1.77 x 1.61  
(5' 10" x 5' 3")

With WC. & W.H.B. Tiled Floor



### Inner Hall

3.64 x 3.60  
(11' 11" x 11' 10")

Open Plan Return Staircase.



**Sitting Room**

6.40 x 4.48  
(21' 0" x 14' 8")

Feature Marble Fireplace. Solid Oak Wood Flooring. Recessed Lighting. Plaster Coving. Large Feature Dual Aspect Corner Window. TV Point & Telephone Point

**Dining Room / Playroom**

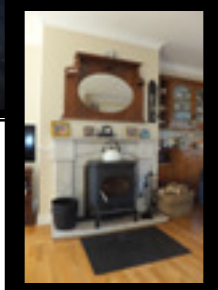
4.01 x 3.19  
(13' 2" x 10' 5")

Bright Room. Doors to Hall & Kitchen. Sliding Door to rear Patio Area

**Kitchen / Dining Room**

6.39 x 4.41  
(20' 11" x 14' 6")

Large Open Plan Room with Dual Aspect Windows overlooking rear garden & side. Solid Oak Fitted Floor & Wall Kitchen units. Integrated Eye Level Oven & Ceramic Hob. Solid Fuel Stove with attractive Marble Fire Surround. Recessed Lighting & Plaster Coving.





### Utility Room

3.18 x 2.68  
(10' 5" x 8' 9")

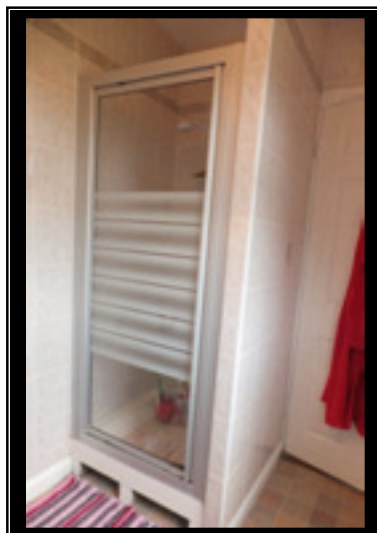
Spacious with Fully Fitted Floor & Wall Units. Plumbed for Washing Machine, Dishwasher & Dryer. Tiled Floor. Door to Side Patio Area



### Bedroom 1

4.49 x 3.94  
(14' 9" x 12' 11")

Large Double Room. Front Aspect. Built-In Wardrobes Phone & TV Point. Ensuite





**Ensuite**

2.34 x 1.86  
(7' 8" x 6' 1")

With W.C., WHB & Electric Shower. Fully Tiled Walls & Floors

**Bedroom 2**

3.20 x 2.71  
(10' 6" x 8' 10")

Small Double Room. Side Aspect. Built-In Wardrobe. Carpet Floor

**Bedroom 3**

2.96 x 2.88  
(9' 8" x 9' 5")

Double Room. Side Aspect. Built-In Wardrobes. Wood Floor

**Bedroom 4**

3.99 x 2.93  
(13' 1" x 9' 7")

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





**Main Bathroom**

3.23 x 2.34  
(10' 7" x 7' 8")

With W.C., W.H.B., Corner Bath, Bidet. Part Tiled Walls.



**Landing**

4.66 x 3.09  
(15' 3" x 10' 2")

Open Plan Area with Feature Return Staircase. Stairs to Attic Area.







### Features:

- Attic Insulated & Partially Floored
- Extra Wall Insulation (Walls pumped)
- Burglar Alarm Fitted
- Maintenance Free Dry Dash & Brick Exterior
- Security Lighting ( Exterior)
- Side Gate Access

