

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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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

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556

Email jbmcdonnell@propertypartners.ie

ipav
BONDED MEMBER

Reference: 4076

Address: 4 Auburn Village, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall

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

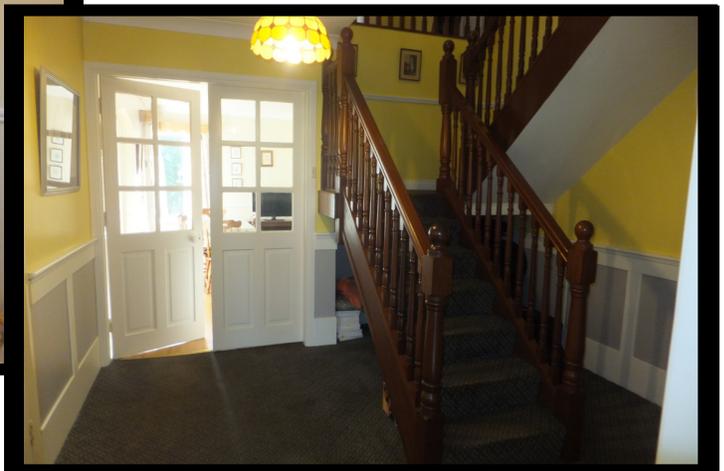
Solid Timber Flooring. Doors to Inner Hal & Dining Room/Play room



Guest W.C.

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

With WC. & W.HB. 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")

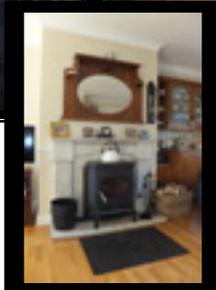
Bright Room. Doors to Hall & Kitchen. Sliding Door to rear Patio Area



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 HO b. 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'')

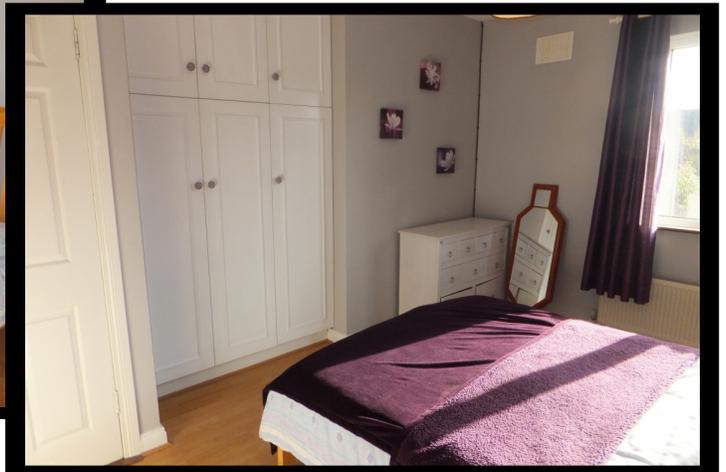
Small Double Room. Side Aspect. Built-In Wardrobe. Carpet Floor



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")

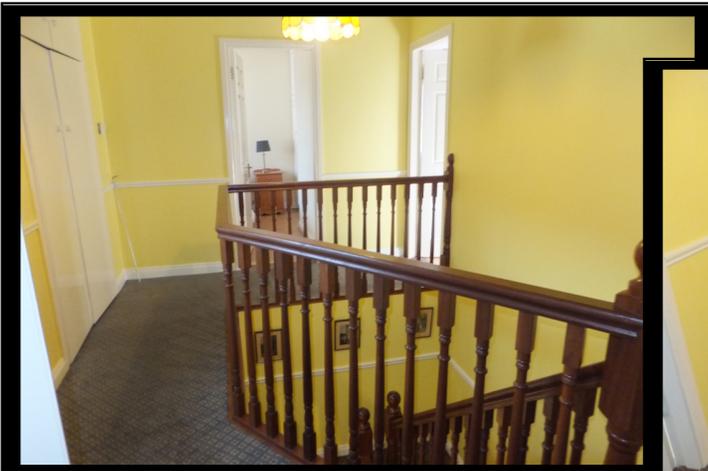
With W.C., W.H.B., Corner Bath, Bidet. Part Tiled Walls.



Landing

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

Open Plan Area with Feature Return Staircase. Stira 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

