

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**"CLOON LARA"
ATHLONE ROAD,
MULLINGAR CO.WESTMEATH**



Deceptively Spacious 3 Bedroom Semi-Detached Homes

Located in this Prestige New Development

c.1.5km from Mullingar Town Centre

Conveniently located near to Ballinea National School, Mullingar
Equestrian Centre & Lough Ennell & all other Town Amenities

Master Bedroom Ensuite

Gas Fired Central Heating

BER B3

Price Guide from : €169,000

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: 3992

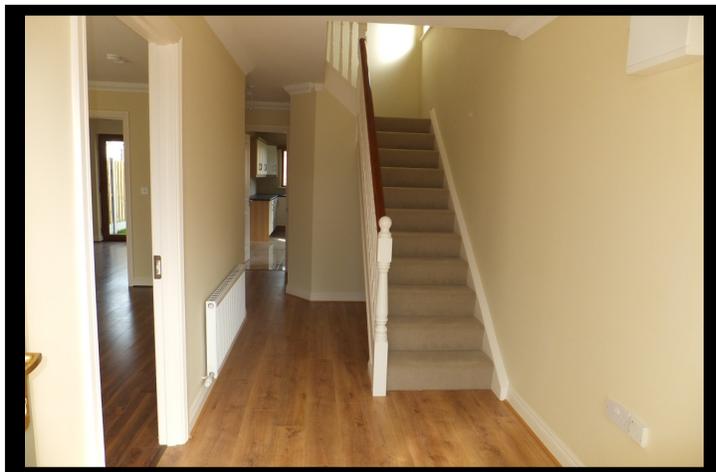
Address: "Cloon Lara", Athlone Road, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall

11.30 x 2.07
(37' 1'' x 6' 9'')

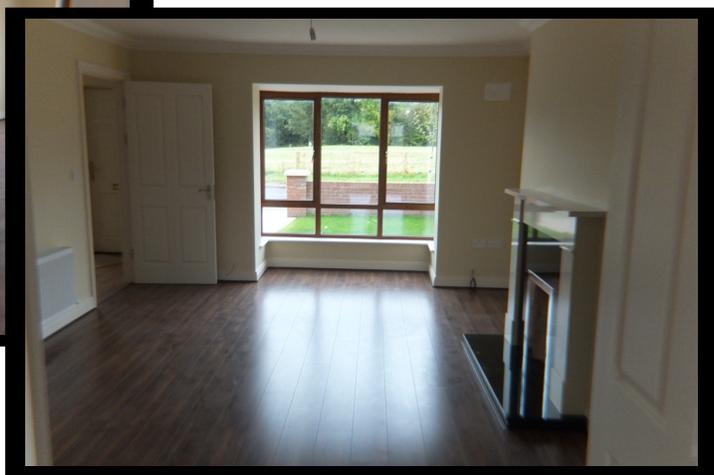
Bright & Spacious. Phone Point



Sitting Room

18' 1'' x 13' 7''
(5.51 x 4.14)

Bright & Spacious. Double Doors through to Kitchen. TV Point. Open Hearth Fireplace with Marble Surround. Laminate. Feature Bay Window



Kitchen/Diner

17' 9'' x 21' 0''
(5.42 x 6.41)

Double Doors to rear Garden. Fully fitted Kitchen. Extractor Fan. Wired for Cooker. Laminate Floor & Tiled at Kitchen Area



Guest Toilet

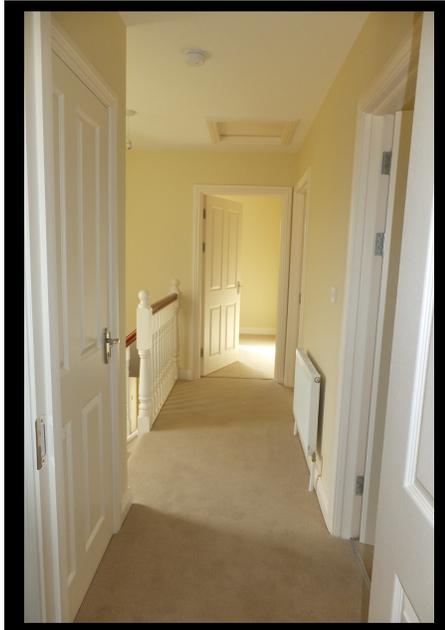
5' 5" x 4' 10"
(1.65 x 1.47)

With WC., WHB. Tiled Floors

Landing Area

11' 8" x 8' 5"
(3.56 x 2.58)

Carpet Flooring.



Bedroom 1

11' 11" x 9' 6"
(3.64 x 2.91)

Rear Aspect. Built-In Wardrobes. Carpet Flooring.



Bedroom 2

9' 4" x 8' 4"
(2.86 x 2.54)

Front Aspect. Built-In Wardrobe



Bedroom 3 (Master En

4.55 x 3.34
(14' 11" x 10' 11")

Front Aspect. Built-In Wardrobes & Shelving. Carpet Flooring. Ensuite



Ensuite

1.14 x 2.43
(3' 9" x 8' 0")

Tiled Floors. Electric Shower, WC., WHB

Main Bathroom

Bath with Shower overhead, WC. & WHB.,





Joint Agents

DNG Duncan Auctioneers,
Greenbridge,
DominickSt.,
Mullingar,
Co. Westmeath
Tel: (044)9348384

Features:

- Gas Fired Central Heating throughout
- All Double Glazed uPVC Woodgrain Windows
- Master Bedroom Ensuite
- Cobblelock Driveway
- C.1,195 Sq.Ft of Family Accommodation

Directions:

From Mullingar Town Centre, travel out the Ballymahon Road, after Newbrook Nursing Home, keep left at the "Y" in the road heading onto the Athlone Road and the first turn to the right is the entrance to Cloon Lara.

Finance:

We can offer independent mortgage advice from The Mortgage & Investment Centre, a specialist mortgage company within Property Partners / J.B. McDonnell & Co. Agents, who will help find you the best & most competitive mortgage to suit your needs.

Contact The Mortgage & Investment Centre on (044) 9333333