

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**NEWDOWN, THE DOWNS
MULLINGAR
CO.WESTMEATH**



Well Appointed 3 Bedroom Detached Bungalow

Standing on Large Fully Matured Elevated Grounds
Quiet Countryside Setting only just 8km from Mullingar just off N4
Fully Alarmed & Outdoor Censor Lighting
Large Detached Garage with Lean-to Shed off & Car Port
Oil Fired Central Heating throughout

BER D1

Price Guide : €225,000

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

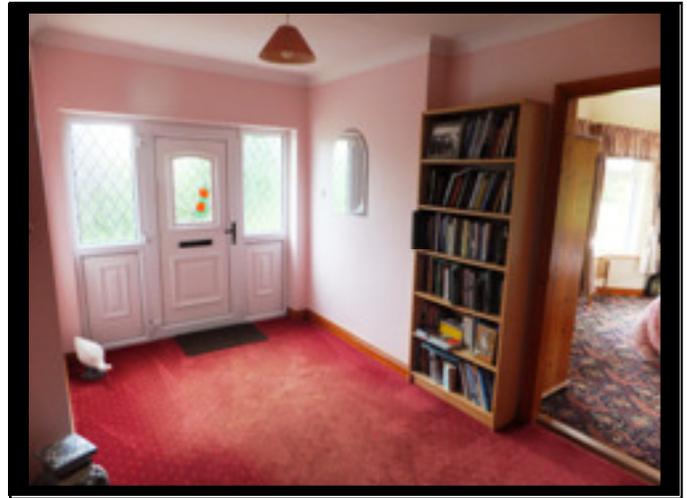
Reference: 4043

Address: Newdown, The Downs, Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall 2.76 x 3.94
 (9' 1'' x 12' 11'')

Bright & Spacious. Carpet Flooring



Sitting Room 4.22 x 3.99
 (13' 10'' x 13' 1'')

Impressive Open Fireplace with Hardwood Mantlepiece & Cast Iron Insert. Bright Spacious Room. Door to Hallway & connecting door to Kitchen/Diner. TV Point



Kitchen /Diner

5.31 x 4.21
(17' 5'' x 13' 10'')

Bright. Dual Aspect Room with Sliding Door to Side of House. Fitted Solid Floor & Wall Kitchen Units. Integrated Oven, Hob & Fridge. Plumbed for Washing Machine.



Bedroom 1

4.57 x 2.96
(15' 0'' x 9' 8'')

Large Double Room. Dual Aspect Windows (Front & Side Aspect). Feature Bay Window. Ensuite



Ensuite Bedroom 1

2.78 x 1.62
(9' 2'' x 5' 4'')

With WC., Electric Shower & WHB. Tiled Floor & Walls



Bedroom 2

4.34 x 3.59
(14' 3'' x 11' 9'')

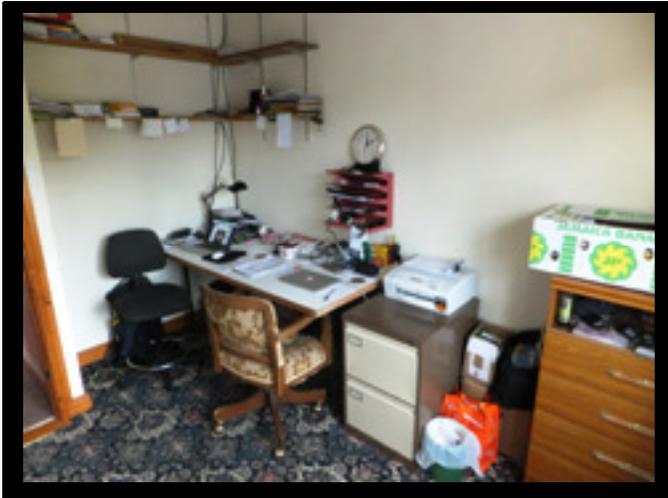
Double Room. Dual Aspect Windows (Rear & Side Aspect)



Bedroom 3

3.56 x 2.60
(11' 8'' x 8' 6'')

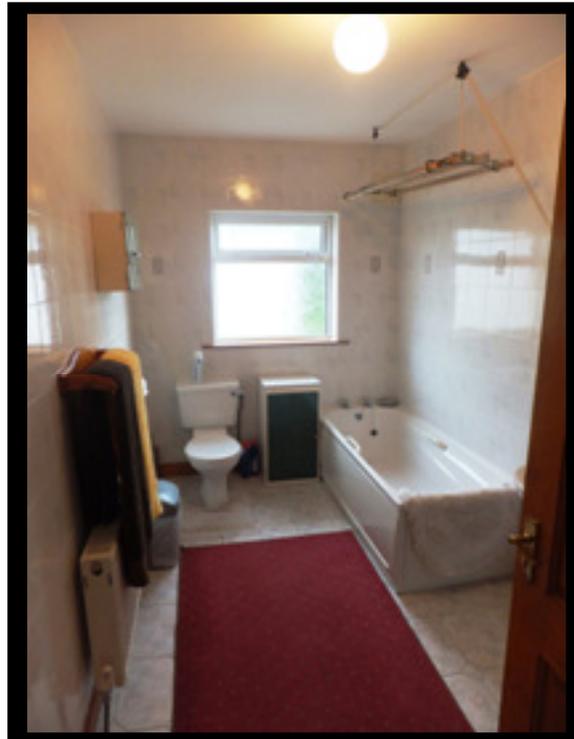
Double Room. Side Aspect



Bathroom

3.56 x 2.01
(11' 8'' x 6' 7'')

With Bath, WC., WHB. Shower Unit with Pump Shower. Tiled Walls & Floors.



Linen Cupboard

Detached Garage

7.34 x 3.39
(24' 1'' x 11' 1'')

Roller Shutter Doors. Tiled Roof. Block Walls

Lean-to Open Shed

Cladded Roof. Car Port

Various Storage Shed



Features:

- Fully Alarmed
- Double Glazed P.V.C. Windows
- Septic Tank & Well Water
- Detached Garage & Workshop, Fully Alarmed
- Store Shed
- Security Lights
- uPVC Fascia & Soffit
- Car Port
- 50 Minutes Dublin Airport

Directions:

Take Junction 14 off N4. (From Dublin; cross over the dual carriageway and go straight on at the next roundabout. From Mullingar come up slip road and go left at the 1st roundabout) Follow R156 towards Kilucan and The Downs. Proceed down hill to mini roundabout. (R156 to Kilucan is to the right and The Downs is to the left). Proceed straight on to the L5603, quite a small road. The bungalow is the last on the left approx. half a mile.

Co-ordinates (from Google Earth) 53°30'49.51N 7°13'42.45W