

**PROPERTY  
PARTNERS**

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**5 AUBURN VILLAGE  
MULLINGAR  
CO.WESTMEATH**



**Modern End 3 Bedroom Semi-Detached House  
Located in Low Density Estate within Walking Distance of Town**

Large Corner Site in Mature Established Estate  
All New "Woodgrain" uPVC Windows & Doors  
Burglar Alarm & Garage Attached  
Master Bedroom Ensuite  
Gas Fired Central Heating

**Price Guide : €199,950**

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

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**ipav**  
BONDED MEMBER

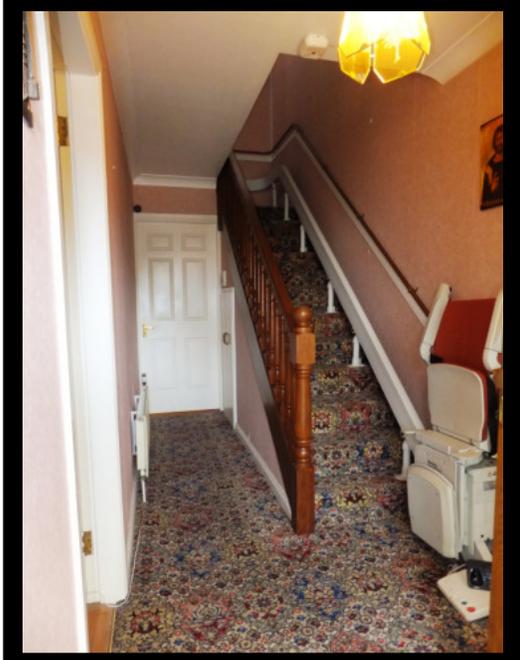
**Reference:** 4058

**Address:** 5 Auburn Village, Mullingar, Co. Westmeath

**ACCOMMODATION:**

**Hall** 4.63 x 3.36  
 (15' 2'' x 11' 0'')

New composite PVC Front Door (Very Strong & Secure).  
 Understair Storage



**Sitting Room** 4.59 x 3.69  
 (15' 1'' x 12' 1'')

Spacious Room. Large Front Windows. Built-In TV & Display Cabinet. Feature Marble Fireplace.



**Kitchen /Diner**

5.57 x 3.79  
(18' 3'' x 12' 5'')

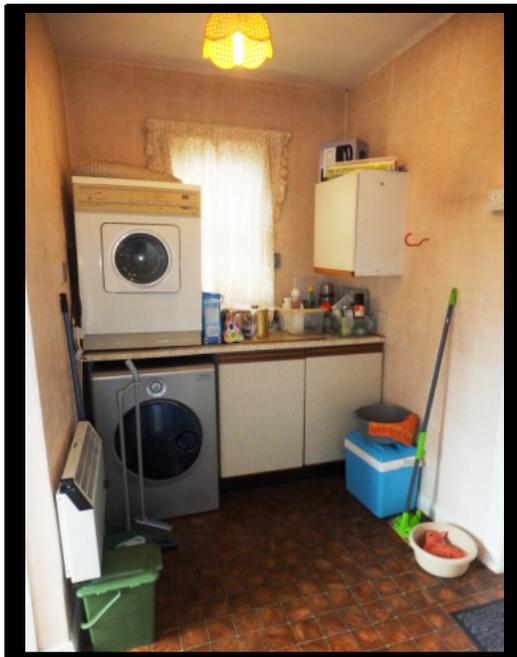
Fitted Floor & Wall Kitchen Units. Plumbed for dishwasher. Built-In TV & Display Comer Units. Open Firepalce with Marble surround.



**Utility Room**

3.17 x 2.38  
(10' 5'' x 7' 10'')

Fitted Floor Units. Plumbed for Washing Mahdne. Stainless Steel Sirk. Doors to rear yard & to Garage.



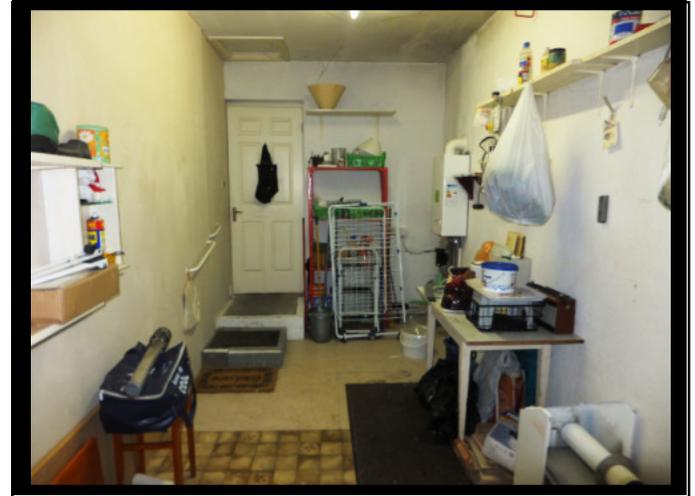
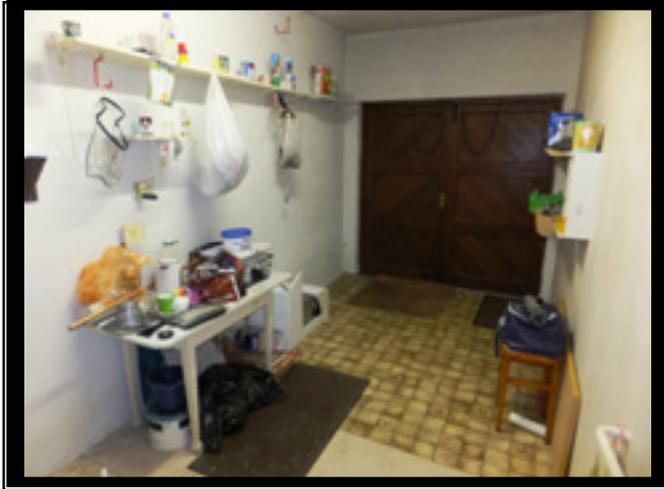
**Guest Toilet**

With WC. & WHB

**Garage**

4.98 x 2.35  
(16' 4" x 7' 8")

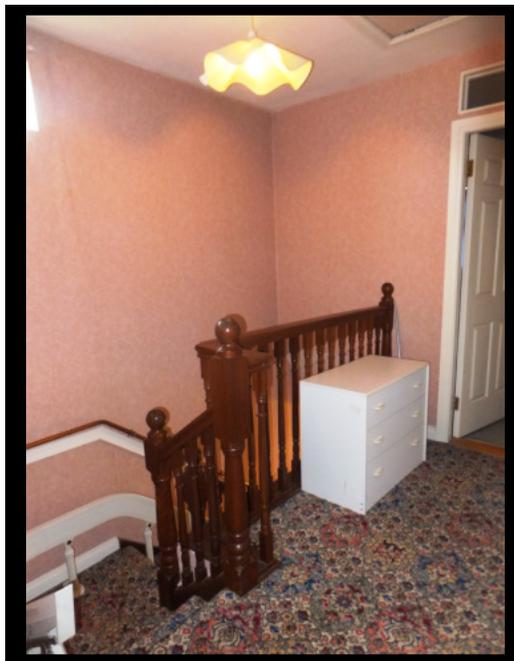
Double Hardwood Doors to front. Door to Utility. Dry lined  
internals walls.



**Landing**

2.35 x 2.67  
(7' 9" x 8' 9")

Bright & Spacious. "Stira" Type Stairs to Attic



**Bedroom 1**

3.90 x 4.03  
(12' 9" x 13' 2")

Large Double Room. Front Aspect. Built-In Wardrobes  
Ensuite



**Ensuite**

1.82 x 0.82  
(6' 0'' x 2' 8'')

Shower Cubicle with electric Shower, WHB

**Bedroom 2**

3.35 x 3.00  
(11' 0'' x 9' 10'')

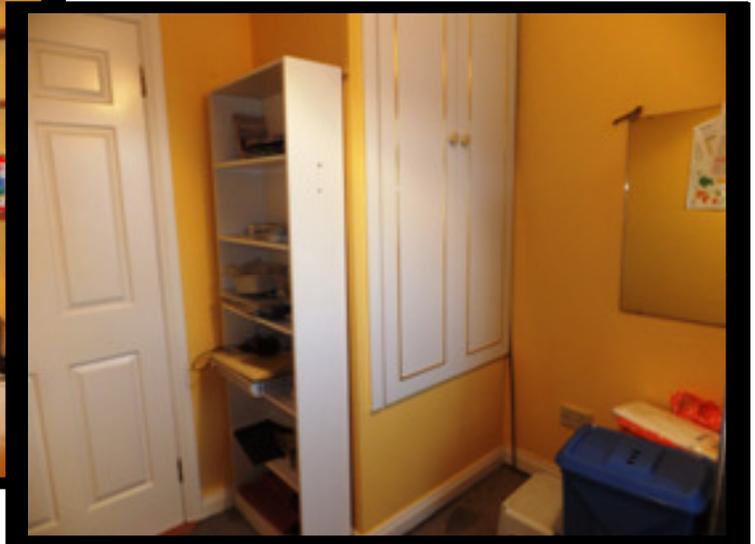
Double Room. Rear Aspect. Built-In Wardrobes.



**Bedroom 3**

2.42 x 2.37  
(7' 11'' x 7' 9'')

Single Room. Front Aspect. Built-In Wardrobes

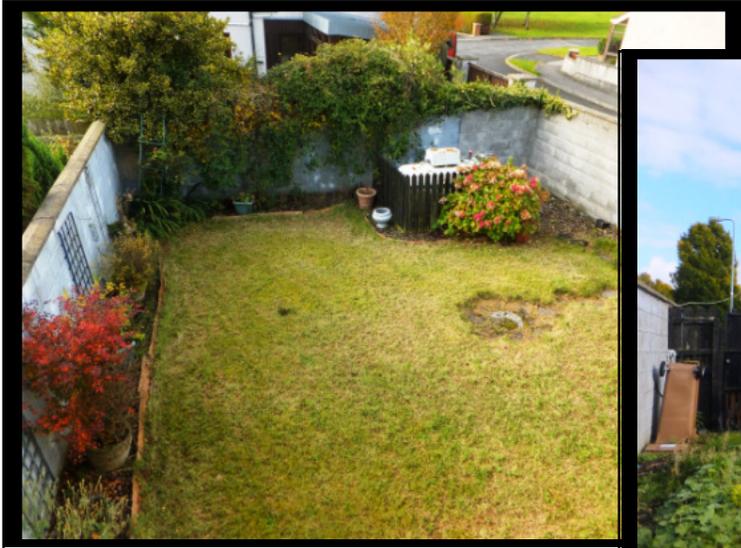


**Main Bathroom**

2.67 x 2.18  
(8' 9'' x 7' 2'')

Recently Re-fitted as Wet Room. WC., WHB., Shower Area. Fully Tiled Walls & Floors.





**Features:**

- All new uPVC Woodgrain Windows & Doors
- Large Corner Site
- New Gas Fired Boiler
- Extra Roof Insulation
- Frost stat in Attic (partially floored)
- Stair lift (can be removed)
- Burglar Alarm
- Cul-De-Sac Setting
- Minutes walking to Mullingar Community College & Mullingar Town Park & Swimming Pool