

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

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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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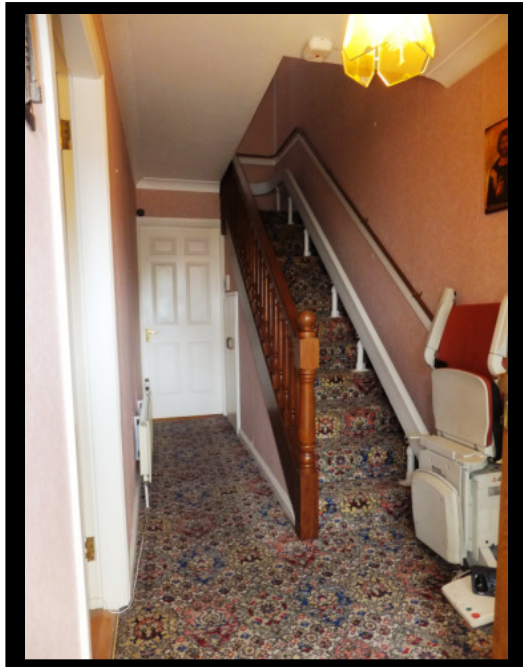


Reference: 4058

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 Corner Units. Open Fireplace with Marble surround.



Utility Room

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

Fitted Floor Units. Plumbed for Washing Machine. Stainless Steel Sink. Doors to rear yard & to Garage.



Guest Toilet

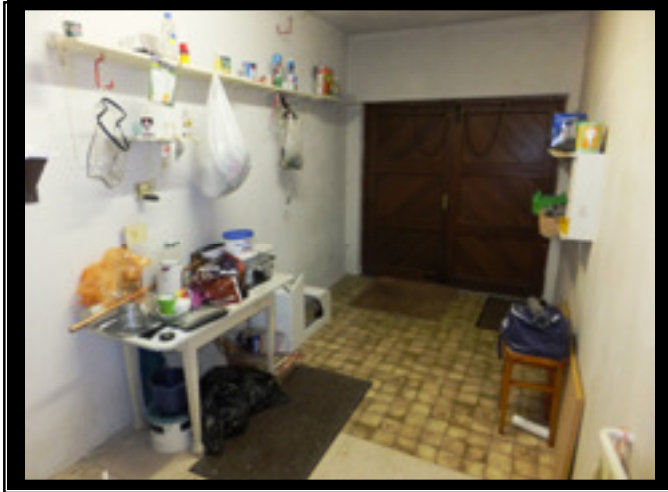
With WC. & WHB



Garage

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

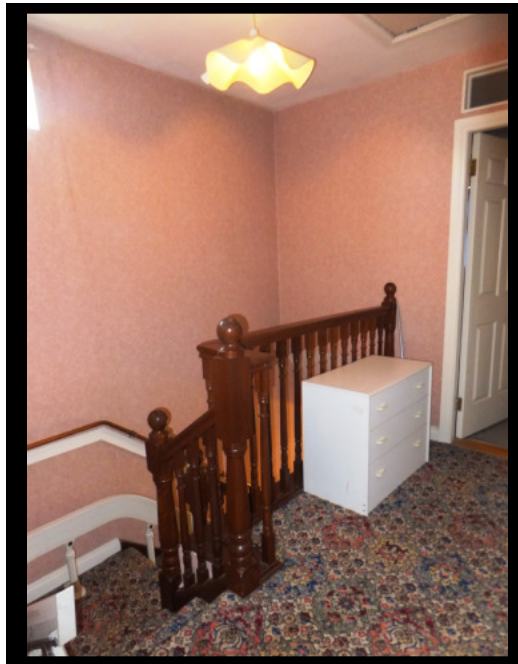
Double Hardwood Doors to front. Door to Utility. Drylined
internals walls.



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")

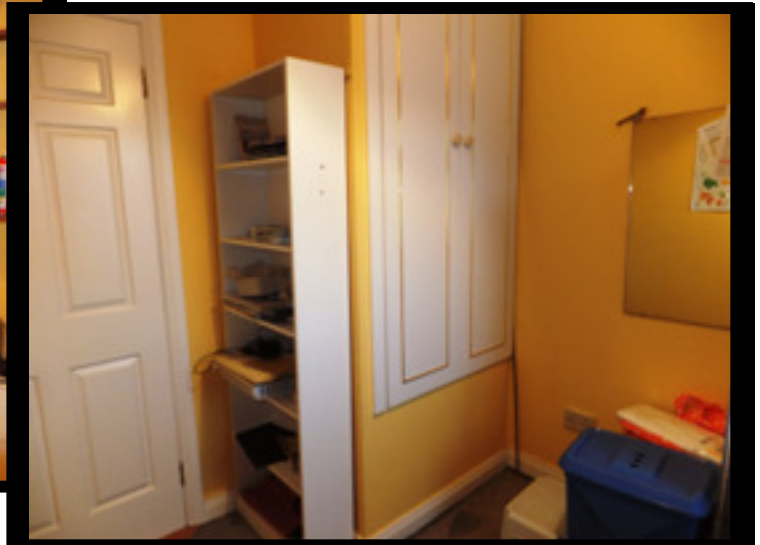
Double Room. Rear Aspect. Built-In Wardrobes.



Bedroom 3

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

Single Room. Front Aspect. Built-In Wardrobes

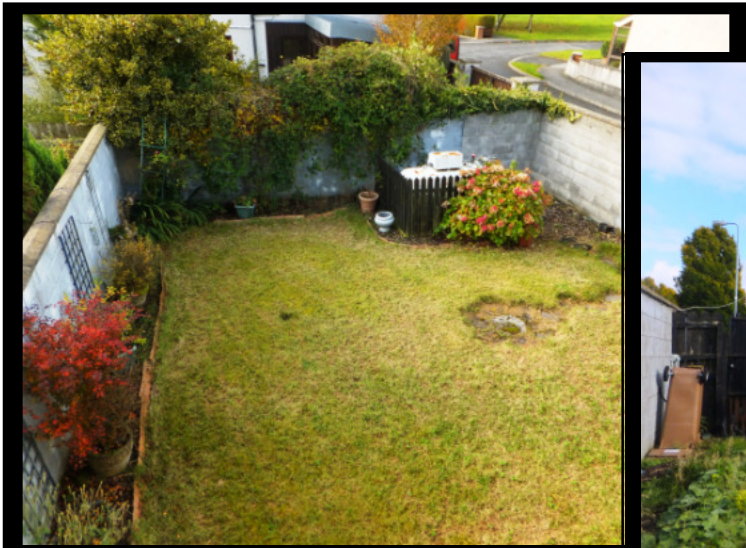


Main Bathroom

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