

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

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**1 BEECH CRESCENT
ROYAL CANAL
MULLINGAR, CO.WESTMEATH**



Exceptional Spacious 4 Bedroom End of Terrace Town House

Large Living Room, Large Kitchen with Utility

4 Double Bedrooms, 4 bathrooms (2 Ensuites)

c. 20 Mins walk from Town Centre & just 3 mins from Motorway N4/N6

Off the Ardmore Road & adjacent to it's namesake "Royal Canal"

Small Garden to rear with Garden Shed

Oil Fired Central Heating

Price Guide : €135,000



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



Reference: 3828

Address: 1 Beech Crescent,
Royal Canal,
Mullingar,
Co. Westmeath

ACCOMMODATION:

Entrance Hall

Sitting Room



Open Hearth Marble Fireplace. Recessed Spot Lights on Ceiling. Carpet Flooring. Very Bright & Spacious. Coving.



Kitchen cum Dining Area

Fully Fitted Kitchen Units with Fridge Freezer & Built-In Oven, Hob & Extractor Fan. Plumbed for Dishwasher. Tiled Splash Back & Tiled Floor throughout "L Shaped" Room with Dining Area off but all Open Plan.



Utility Room

(Off Kitchen) Fitted Units. Tiled Floor & ½ Tiled Walls. Stainless Steel Sink Unit. Plumbed for Washing Machine & Dryer.



Downstair Toilet

Tiled Floor & ½ Tiled Walls. WC & WHB

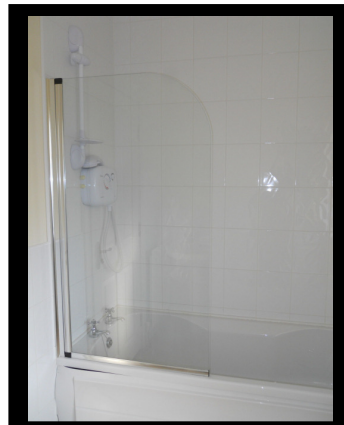
Bedroom 1

Double Bedroom. Built-In Wardrobes.



Main Bathroom

Tiled Floors & ½ Tiled Walls. WC & WHB & Bath with Shower overhead.



Bedroom 2

Double Bedroom. Ensuite with WC. WHB & Shower Cubide. ½ Tiled Walls & Tiled Floor Cubide. Very Spacious Room with Carpet Flooring. Built-In Wardrobe & Dressing Table. 2 Windows



Bedroom 3

Double Room (Dormer) Carpet Floor.



Master Bedroom 4

Large Double. (Dormer Room) with Feature Arch Window. Ensuite with Tiled Floor & ½ Tiled Walls, Shower Cubicle, WC & WHB



Features:

- Spacious Family Accommodation
- All Double Glazed "Woodgrain" Windows throughout
- Oil Fired Central Heating
- Excellent Location positioned literally only 700 meters from Mullingar Town Centre (Easy Walking Distance) just off the Ardmore Road & adjacent to its namesake "Royal Canal."

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 at (044) 933333