

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

WWW.PROPERTYPARTNERS.IE

**18 ARDLEIGH PARK
C-LINK RD., MULLINGAR,
CO.WESTMEATH**



Well Appointed 3/4 Bedroom Semi-Detached House

Superbly located overlooking Green Area & just off C-Link

Easy Access to Mullingar Town Centre & Amenities & just mins from

“Educated Together” Primary School

Garage converted to extra Bedroom or Room suitable for several uses

Master Bedroom Ensuite

Oil Fired Central Heating

Price Excess : €99,950

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: 3880

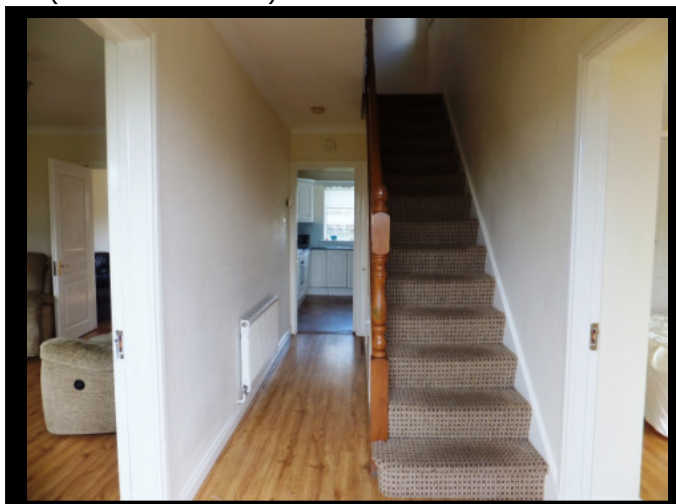
Address: 18 Ardleigh Park, C-Link Rd., Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hallway

4.78 x 1.80
(15' 8" x 5' 11")

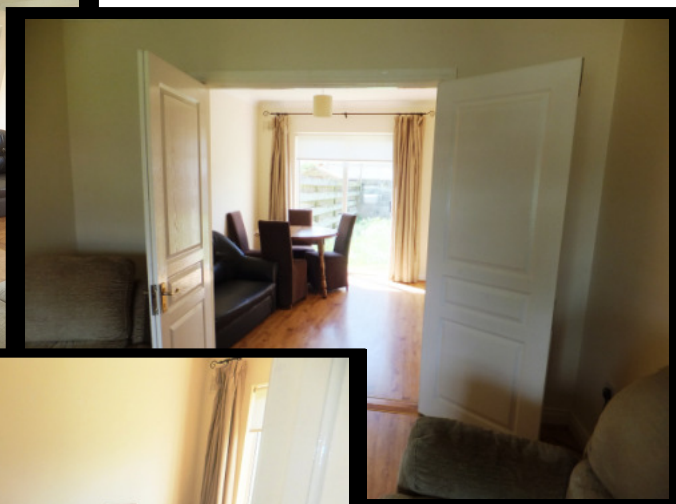
Laminate Timber Flooring. Understair Storage.



Sitting Room

3.45 x 4.88
(11' 4" x 16' 0")

Open Hearth Marble Fireplace with Timber Surround. Laminate Timber Flooring. Front Aspect. Double Doors leading through to Dining Room.



Dining Room

11' 0" x 9' 0"
(3.35 x 2.74)

Laminate Timber Flooring. Double Sliding Patio Doors. Door to Kitchen

Kitchen

13' 10" x 11' 4"
(4.22 x 3.45)

Fully Fitted Modern Kitchen Units. Tiled Floor. Plumbed for Dishwasher. Built-In Oven Hob & Extractor Fan.

**Utility Room (off Kitchen)**

9' 7" x 4' 2"
(2.92 x 1.27)

Lino Flooring. Plumbed for Washing Machine. Counter Top.

**Guest Toilet**

5' 0" x 2' 6"
(1.52 x 0.76)

with WC. & WHB

Landing

1.98 x 3.51
(6' 6" x 11' 6")

With Hotpress off

Main Bathroom

6' 6" x 6' 2"
(1.98 x 1.88)

With Bath, WC., & WHB



Bedroom 1 (Master)

3.10 x 3.61
(10' 2" x 11' 10")

Double Room. Built-In Wardrobes. Front Aspect. Floors Sanded & Varnished



Ensuite

4' 6" x 5' 10"
(1.37 x 1.78)

With Electric Shower, WC & WHB

Bedroom 2

11' 2" x 9' 8"
(3.40 x 2.95)

Built-In Wardrobes



Bedroom 3

8' 3" x 7' 10"
(2.51 x 2.39)

Built-In Wardrobes. Lino Flooring

Bedroom 4

8' 11" x 14' 10"
(2.72 x 4.52)

Garage Conversion. Built-In Wardrobes. Wooden Flooring

**Features:**

- All Double Glazed uPVC Windows, Doors, Fascia & Soffitt
- Master Bedroom Ensuite
- Oil Fired Central Heating

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