

**PROPERTY  
PARTNERS**

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**CLONOWNMORE,  
KILLARE, MULLINGAR, CO.WESTMEATH**



**Attractive c.47 Acre Residential Farm**

**Set in Idyllic Country Setting at the Foot of "Uisneach Hill"**

Immaculate 3 Bed, 2 Reception Dormer Style residence, centrally located on the holding adjacent to the compact Farmyard & outbuildings

Located Mid-way between Mullingar Ballymore & Athlone & within easy access to Loughnavalley & Castletown Geoghegan

Farm Buildings comprise of 2 Bay Round Top Hay Shed, Single Bay Calving Shed, 3-Bay Lean To, Walled Silage Pit & Collection Yard  
Viewing Highly Recommended

**BER D2**

**Price Guide : €450,000**



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

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**ipav**  
BONDED MEMBER

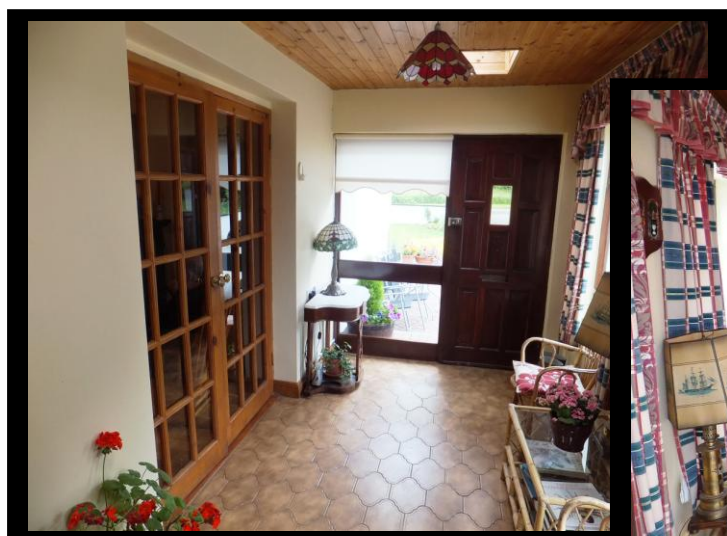
**Reference:** 3890

**Address:** Clonownmore, Killare, Mullingar, Co. Westmeath

## ACCOMMODATION:

**Entrance Hall** 13' 11" x 7' 1" (4.24 x 2.16)

Bright & Spacious. Tiled Floor. Sun Room with Pine Ceiling. Solid Oak Flooring



**Landing** 5.13 x 1.07 (16' 10" x 3' 6")

Solid Oak Flooring

**Sitting Room/Dining** 28' 0" x 11' 11" (8.53 x 3.63)

Solid Oak Flooring. Feature Marble Fireplace. Coving. Built-in Display Cabinet. French Doors to Garden.





**Utility Room**

7' 0" x 9' 0"  
(2.13 x 2.74)

Tiled Floor. Solid Oak Units. Plumbed for Washing Machine & Dishwasher

**Kitchen**

9' 10" x 9' 0"  
(3.00 x 2.74)

Fully Fitted Solid Oak Wall & Floor Kitchen Units. SS Sink. Extractor Fan, Pine Ceiling. Tiled Floor.

**Living Room**

14' 0" x 13' 4"  
(4.27 x 4.06)

Timber Floor. Open Hearth Fireplace with Cast Iron Surround. Double Doors to Front Hall. Door to Kitchen & Hallway

**Bedroom 1**

12' 8" x 10' 1"  
(3.86 x 3.07)

Double Room. Timber Floor. Built-In Wardrobes



**Bathroom**

9' 1" x 6' 4"  
(2.77 x 1.93)

Bath with Electric Shower. WC.,WHB. Fully Tiled Walls & Floors.

**Landing**

23' 6" x 3' 10"  
(7.16 x 1.17)

Timber Floor with access to Attic Storage

**Bedroom 2**

11' 0" x 8' 6"  
(3.35 x 2.59)

Double Room. Velux Window

**Bedroom 3**

12' 3" x 11' 7"  
(3.73 x 3.53)

Double Room. Built-In Storage Press



## Shower Room

7' 7" x 5' 10"  
(2.31 x 1.78)

Electric Shower Unit. WC., WHB. Velux Window. Tiled Floor.



## Hot Press

### FARM BUILDINGS

2 Bay Round Roof  
Hayshed

Single Bay Calving Shed

Walled Silage Pit

Open Slurry Tank

25ft wide x 50ft long x 5ft deep

3 Bay Open Loose  
Bedded Shed

4 Loose boxes

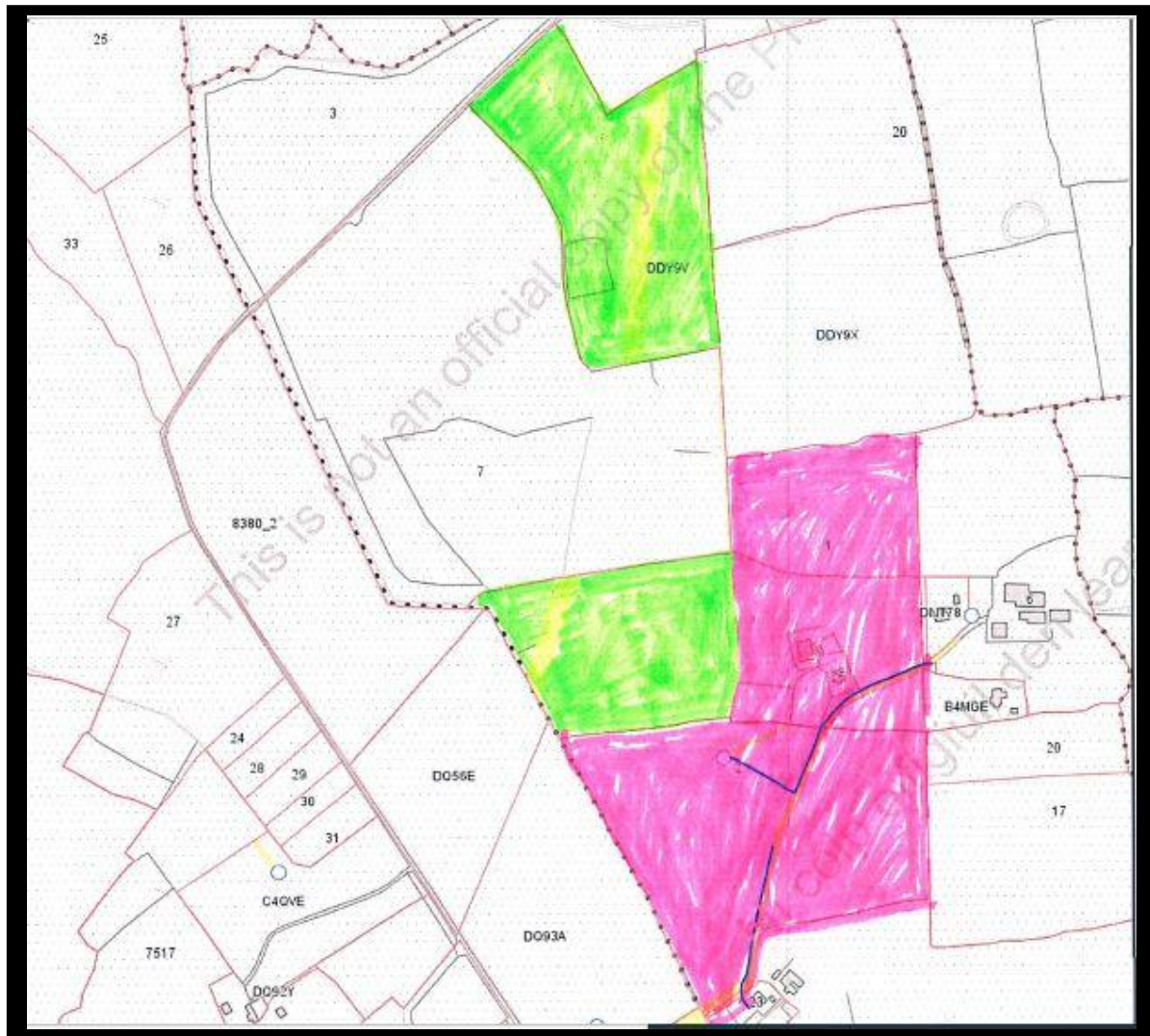
30ft x 12ft

Workshop

Single Bay

2 Bay Loose Bedded  
Shed





### Features:

- Oil Fired Central Heating
- All solid Pine doors throughout
- Single Glazed & Double Glazed Hardwood Windows

### Directions:

Travel out the R.390 Mullingar/Athlone Road as far as the Uisneach Inn Pub at Killare. Take the 1<sup>st</sup> turn right after Pub, then take the next turn right & continue on this road for aprox. 100 metres & kept right & subject property is on the Left Hand side.