

**PROPERTY
PARTNERS**

**James B
McDonnell & co**

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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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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. Covng. 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)

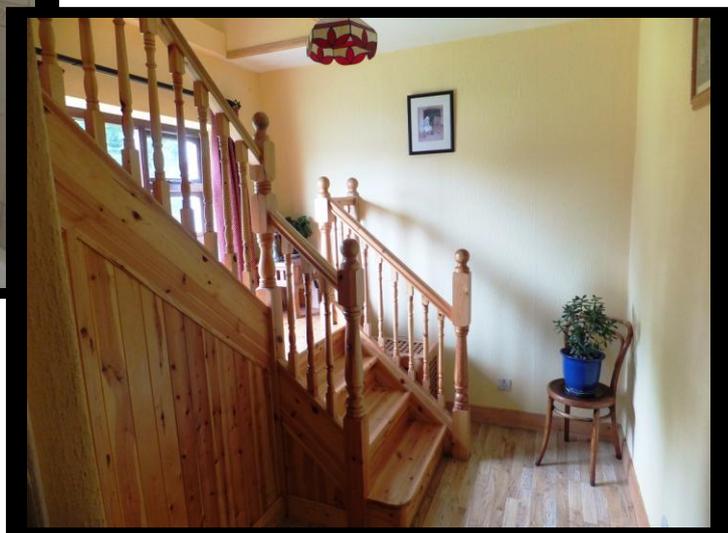
Double Room. Timber Floor. Built-In Wardrobes



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. Velue 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

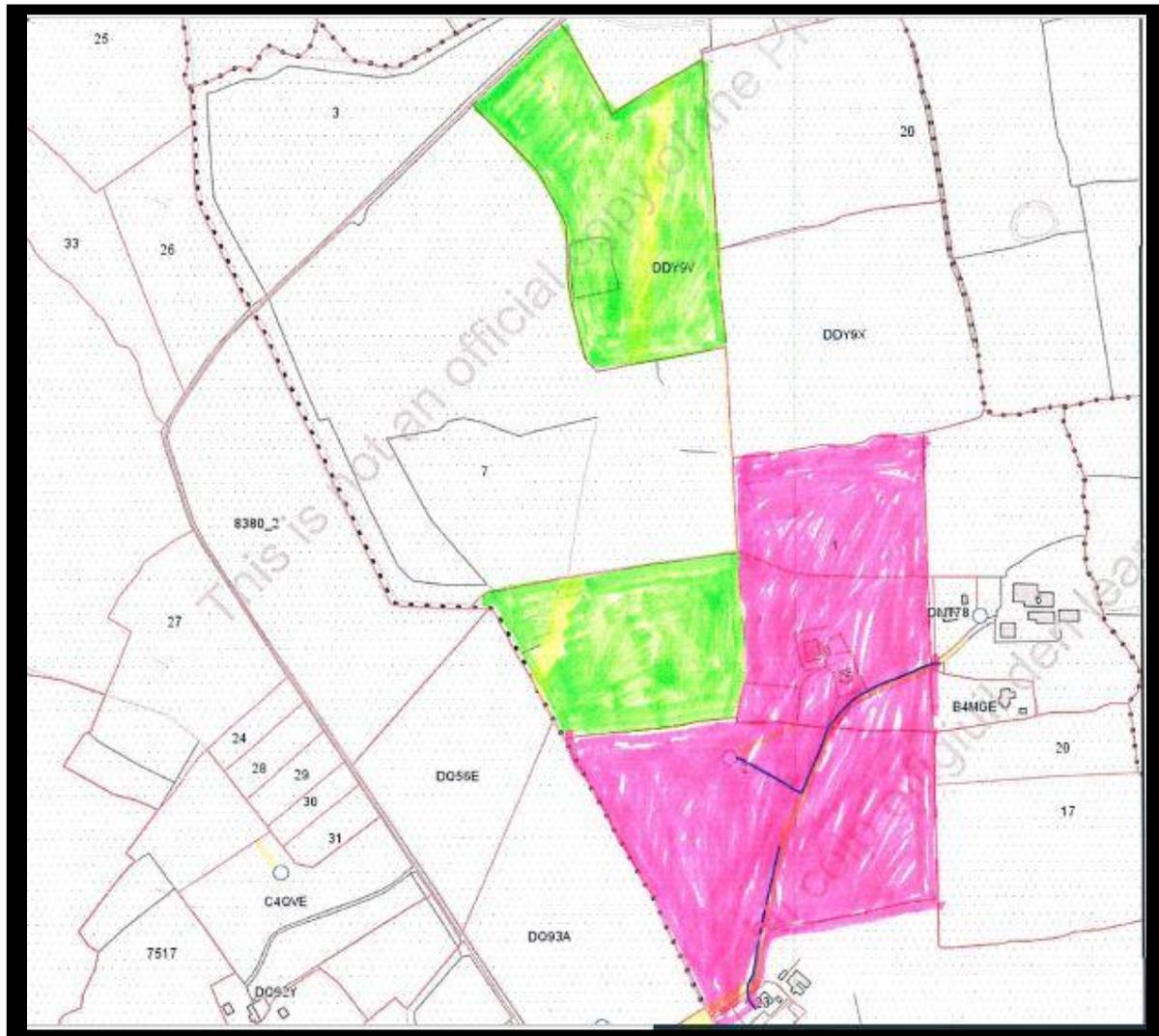
30ft x 12ft

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 1st turn right after Pub, then take the next turn right & continue on this road for approx. 100 metres & kept right & subject property is on the Left Hand side.