

11 NEWTOWN LAWNS MULLINGAR N91 Y0F2



Immaculate 3 Bedroom Semi-Detached Family Residence

Set in Quiet Family Orientated Estate with large recreational area

Private secure Garden to rear with Patio Area & Garden Shed

Popular Residential location with easy access to C-Link & N4 Motorway

Walking Distance to the new "Curraghmore" Primary School & Millmount Shopping Centre

Oil Fired Central Heating throughout

Price Guide: €199,950

BER D1

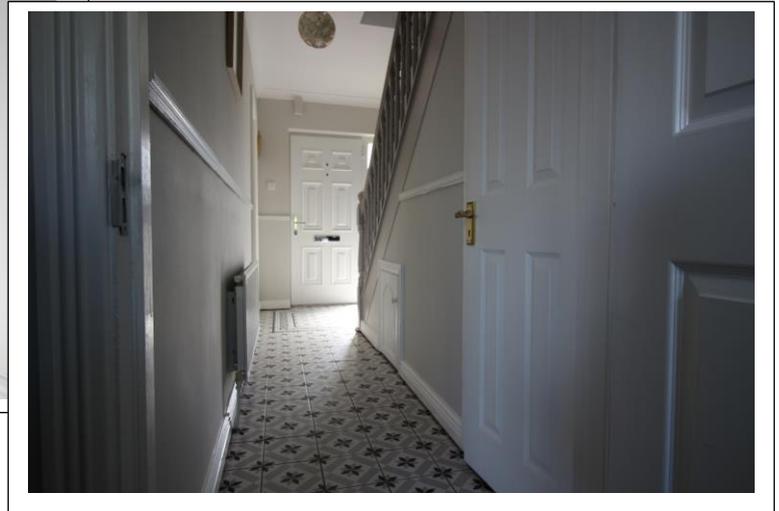
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Address: 11 Newtown Lawns, Mullingar, Co. Westmeath. N91 Y0F2

ACCOMMODATION:

Entrance Hall 4.582m x 1.771m

Bright with Tiled Floor. Stippled Ceiling & Coving. Smoke Alarm. Telephone Point. Daydo Rail. Understairs Storage Cupboard. New uPVC Double Glazed Front Door.



Guest W.C.

1.670m x 0.755m

With W.C., & W.H.B. Tiled Floor. Extractor Fan



Sitting Room

4.463m x 3.378m

Carpet Flooring (New). Feature Bay Window. Stippled Ceiling, Coving & Centre Piece Light Fitting. TV Point. Open Hearth Fireplace with Wooden surround. Double doors leading through to Kitchen/Dining Room.



Kitchen/Dining Area

3.322m x 5.273m

Tiled Floor. Fully Fitted Modern Wall & Floor Kitchen Units with Quartz Counter Top & Splash Back. Feature Breakfast Counter with Built-In Wine rack & Display Shelf. Integrated Fridge Freezer, Dishwasher & Washing Machine. Built-In Electric Cooker & Ceramic Hob. Stippled Ceiling & Coving. Window at Sink Area & Sliding Door to Slabbed Patio Area.



FIRST FLOOR

Landing

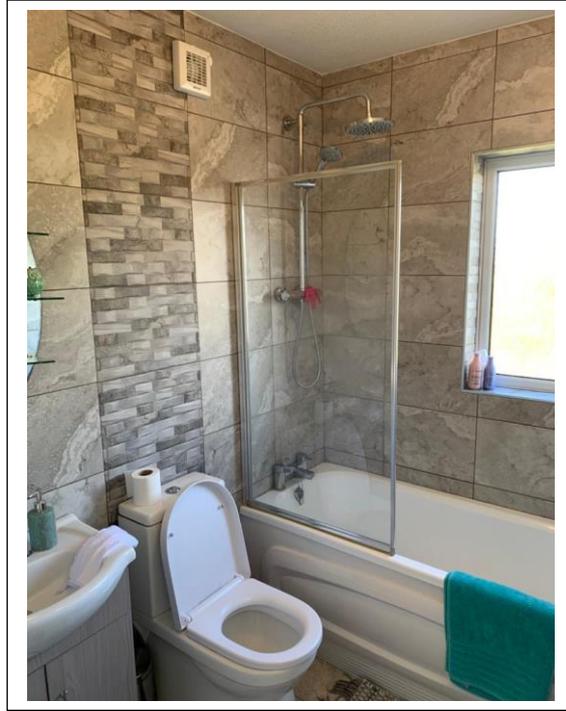
3.053m x 1.763m

Carpeted Floor. Window to Gable end of House. Daydo Rail. Stira Stair access to Floored Attic area. Hot press off with Shelving, Lagged Cylinder & Immersion Heater for water.

Main Bathroom

2.079m x 1.728m

Tiled from 'Tip to Toe' walls & floor. WHB Vanity Unit with underneath storage press. WC., & Bath with Pump Shower & Shower Screen. Feature wall mirror with Built-In Shelving & Light. Heated Towel Rail.



Bedroom 1 Master

3.422m x 3.196m

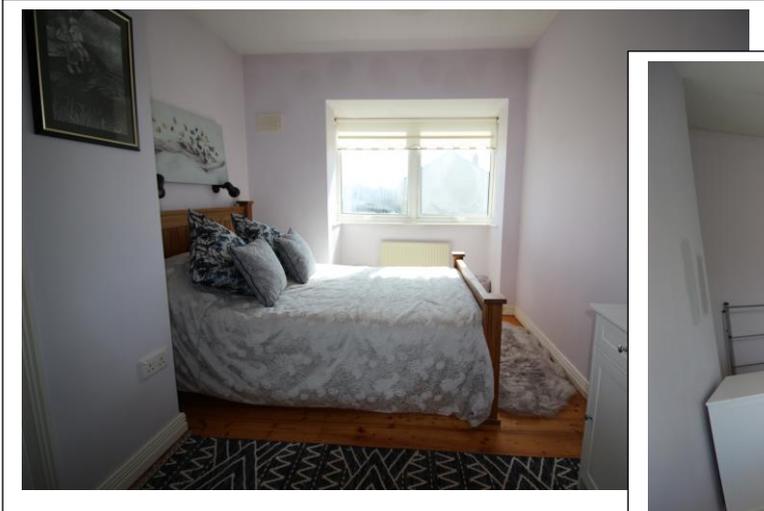
Double Room. Rear Aspect. Tongued & Grooved Wooden Floors. Radiator. Walk-In Wardrobe with ample shelving.



Bedroom 2

2.609m x 4.367m

Double Room. Front Aspect. Tongued & Grooved Wooden Floor. Built-In 2 Door Floor to Ceiling Wardrobe. Feature Bay Window. Stippled Ceiling.

**Bedroom 3**

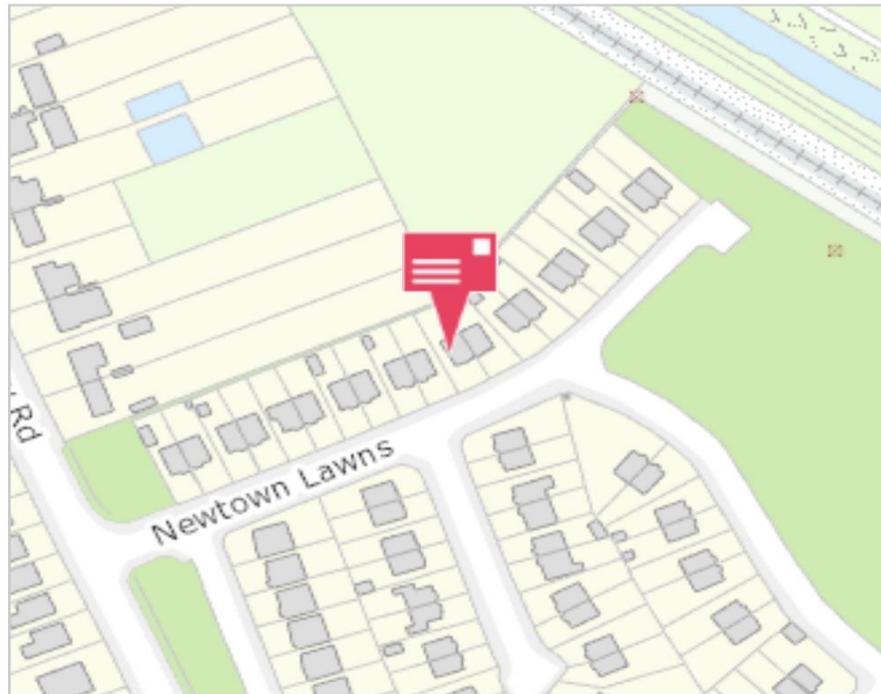
2.574m x 2.476m

Single Room. Front Aspect. Tongued & Grooved Wooden Floor. Stippled Ceiling. Currently laid out as a walk-in dressing room. Purpose Built-In Shelving & Storage

GARDEN (OUTSIDE)**Features:**

- ❖ Oil Fired Central Heating throughout
- ❖ Carpets, Curtains, Blinds & Light Fittings included in sale
- ❖ Recently upgraded Kitchen & Main Bathroom
- ❖ Private Enclosed Secure Garden Area with Matured Shrubberty
- ❖ Patio Area
- ❖ Detached Garden Shed (with Concrete Base)
- ❖ Wired for Burglar Alarm
- ❖ All Double-Glazed uPVC Windows, Doors, Fascia & Soffit
- ❖ Ample on-Site Parking
- ❖ Tastefully Decorated & maintained

- ❖ Red Brick Elevation to front - Maintenance Free
- ❖ Just minutes Walking from Curraghmore Primary School & easy access to C-Link Road, N4 & all other routes
- ❖ Block Construction
- ❖ Orientation - South Facing
- ❖ Outdoor lighting & Tap
- ❖ Built c.1994
- ❖ Residents Association currently in operation
- ❖ Viewing Highly recommended



**BER
Number:
CO2
Indicator:**

D1
13712285
57.26 (kWh/m²/yr)

Contact Sales Negotiator:

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