

**PROPERTY
PARTNERS**

James B
McDonnell & CO

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**3 ARDILAUN HEIGHT'S
C-LINK RD., MULLINGAR,
CO.WESTMEATH**



Spacious 4/5 Bedroom Detached Residence

Located in Popular Housing Estate just off C-Link & opposite "Educate together Primary School"

Master Bedroom Ensuite

Garage Converted & suitable for Many Uses

Gas Fired Central Heating

BER C3

Price Guide : €147,500



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

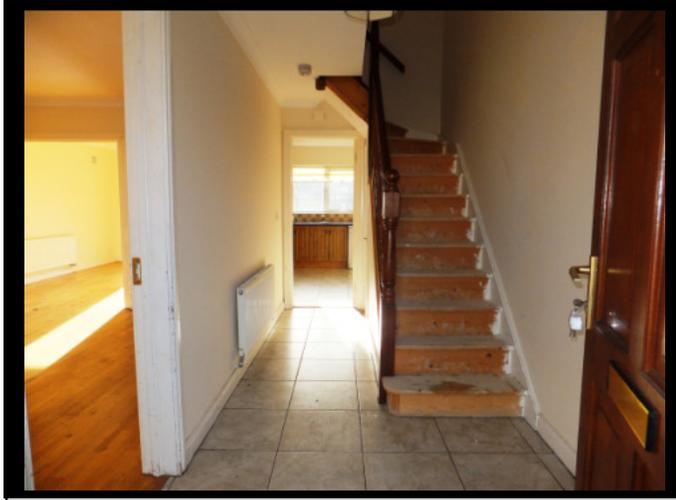
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BONDED MEMBER

Reference: 3935

Address: 3 Ardilaun Height's C-Link Rd., Mullingar, Co. Westmeath

ACCOMMODATION:

Entrance Hall 16' 0'' x 6' 3'' Tiled Floor. Ceiling Coving
 (4.88 x 1.91)



Under Stair Storage 4' 10'' x 2' 6''
 (1.47 x 0.76)

Kitchen 12' 10'' x 12' 1'' Tiled Floor. Fitted Wall & Floor Units. Tiled Splash Back. Cooker
 Hob & Stainless Steel Extractor. Plumbed for Dishwasher.



Utility Room 7' 4'' x 4' 8''
 (2.24 x 1.42)

Plumbed for Washing Machine. Tiled Floor. Door to rear

Guest Toilet With WC & WHB. Wheelchair accessible. Tiled Floor

Sitting Room

15' 0" x 13' 9"
(4.57 x 4.19)

Coving & Feature Ceiling Light & Chandelier. Laminate Flooring. Feature Cast Iron Fireplace with Timber Surround & Marble Heart. TV Point & Phone Point



Dining Room

12' 10" x 11' 0"
(3.91 x 3.35)

Laminate Flooring. Patio Door to rear garden. Coving on Ceiling. Double Doors leading through to Sitting Room & Single Door to Kitchen. Centre piece light fitting



Study/Bedroom 5

17' 0" x 11' 0"
(5.18 x 3.35)

Laminate Flooring. Coving on Ceiling. P hone Point

Bedroom 1 Master

11' 10" x 10' 6"
(3.61 x 3.20)

Fully Fitted Wardrobes. Front Aspect. Ensuite



Ensuite

6' 2" x 5' 4"
(1.88 x 1.63)

With WC., WHB. & Shower. Fully Tiled Walls & Shower Cubicle

Bedroom 2

12' 0" x 9' 10"
(3.66 x 3.00)

Front Aspect



Bedroom 3

10` 6`` x 10` 6``
(3.20 x 3.20)

Fully Fitted Wardrobe. Rear Aspect



Bedroom 4

9` 10`` x 7` 3``
(3.00 x 2.21)

Built-In Wardrobe. Rear Aspect

Bathroom & Toilet

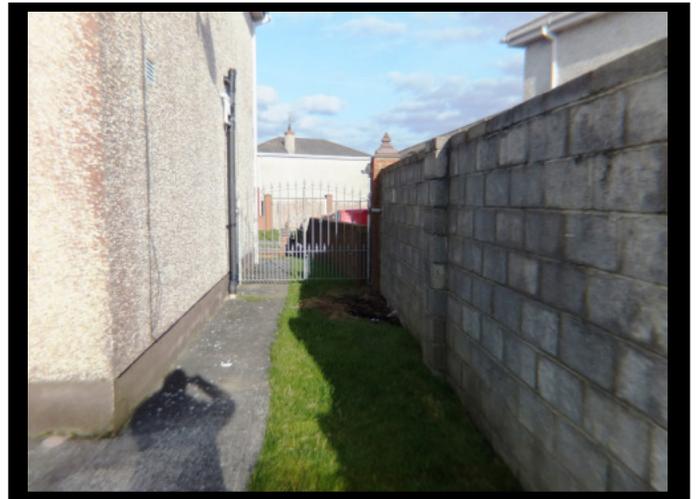
6` 0`` x 5` 7``
(1.83 x 1.70)

With WC., WHB & Bath. Tiled Floor & Tiled Bath Area.

Hot Press

4` 0`` x 2` 2``
(1.22 x 0.66)

Shelved out. With Immersion Heater for Water



Features:

- GFCH
- All uPVC Double Glazed Windows, Doors, Fascia & Soffitt
- Large Secure Rear Garden with Garden Shed

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