




An exceptional 3 bedroom (originally 4 bedroom) semi-detached residence extending to c. 126sq.m. nicely positioned in the village of Clonmellon.



## 2 Woodville Place Clonmellon Co Westmeath, C15 CD76

 1356.00 sq ft

 3 Bedrooms

 2 Bathrooms

### INTRODUCTION

The property benefits from a gated entrance onto the road with spacious driveway offering plenty of off street parking. The garden is beautifully presented with two pergolas offering plenty of space for outdoor dining. The garden boost an array of colourful plants and there is a block shed neatly positioned to the rear.

Internally this property is presented in exceptional condition which is evident from the front door right throughout. This property boosts spacious living and bedroom accommodation.

Walking distance to all the amenities in Clonmellon and only minutes drive to Mullingar, Athboy, Kells and Navan. Accessibility to Dublin City vis the M3 is excellent.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms (Ensuite) and Bathroom.

### FEATURES

- Exceptional interior décor
- Spacious accommodation
- Landscaped rear garden with two Pergolas
- Block Shed
- Gated side entrance
- Attic reinsulated and floored
- Gas fired central heating (New boiler & new radiators)
- Solid fuel stove
- Double glazed PVC windows
- PVC fascia and soffit

### FIXTURES & FITTINGS

All flooring, net curtains, fitted blinds, light fittings, oven, hob, extractor fan, Hotpoint oven, internal and external security cameras are included in the sale.





## ACCOMMODATION

### Entrance Hall

With PVC door with window to the side, high gloss tiled flooring and feature panelling.

### Lounge

With high gloss wooden flooring, marble fireplace with solid fuel stove, storage cupboard plumbed for washing machine / w.c. and double doors with leaded glass inserts to Kitchen / Dining.

### Kitchen / Dining

With tiled flooring, built in walls and floor units with pull out shelving, stainless sink unit, Hotpoint oven, hob, extractor fan, splashback tiling, open plan to Dining and well positioned snug with sliding doors to the rear garden.

### Landing

With wooden flooring and hotpress.

### Bedroom 1 (Master Bedroom)

A large master room now incorporating the fourth bedroom with wooden flooring.

### Bedroom 2

With wooden flooring, built in wardrobes with pull down hanging and shelf storage and sensor lighting and TV point.

### En-Suite

With tiled flooring, tiled walls, w.c., w.h.b. and shower.

### Bedroom 3

With wooden flooring and built in wardrobes.

### Bathroom

With tiled flooring, tiled walls, w.c., w.h.b. bath and wall mounted radiator.

## DIRECTIONS

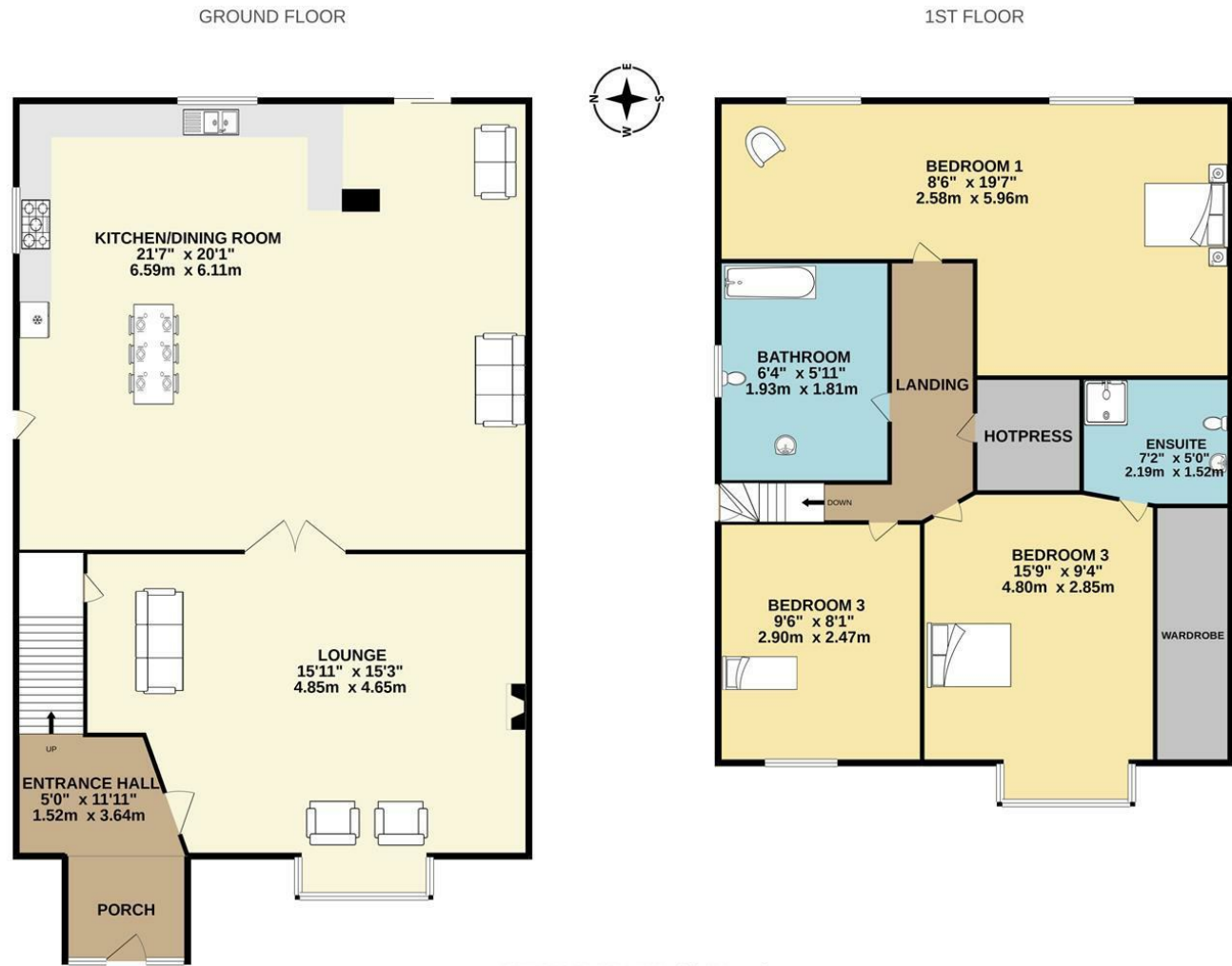
From Dublin travel along the M3. At the roundabout take the first exit on N52. Travel for 11.5kms into Clonmellon and turn right. The property is located on the right hand side.







FLOOR PLAN



TOTAL FLOOR AREA : 1356sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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