










A quaint 2 Bedroom Detached Cottage extending to c.67 sq.m on a c. 0.3 Acre site located in a beautiful rural location close to Delvin Village.

# Dardistown Delvin Co. Westmeath N91 YV26

 721.00 sq ft

 2 Bedrooms

 1 Bathrooms

Internally the home is in good condition and benefits from oil fired central heating and a solid fuel stove. The property is ready to move into and offers amazing potential for improvement.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining room, 2 Bedrooms, and Shower Room.

## ACCOMMODATION

### Entrance Hall

With laminate flooring

### Lounge

10'3" x 14'5"

With carpet, brick fireplace with timber mantle and open fire.

### Kitchen

8'10" x 10'5"

With tiled flooring, built in units, stainless steel sink unit, fridge, washing machine and door to the rear.

### Bedroom 1

8'10" x 11'7"

With carpet, curtain poles and curtains

### Diningroom

11'5" x 14'9"

With laminate flooring, a new wood burner stove, built in storage, binds, curtains and curtain poles.

### Bedroom 2

6'5" x 8'11"

With carpets, blinds, curtains and curtain poles.

## Shower Room

7'9" x 8'3"

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

## FEATURES

- Oil fired central heating
- Large site
- Quaint cottage with many features
- Beautiful countryside location
- Yard with sheds

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, fridge, washing machine, and solid fuel stove are included in the sale.

## DIRECTIONS

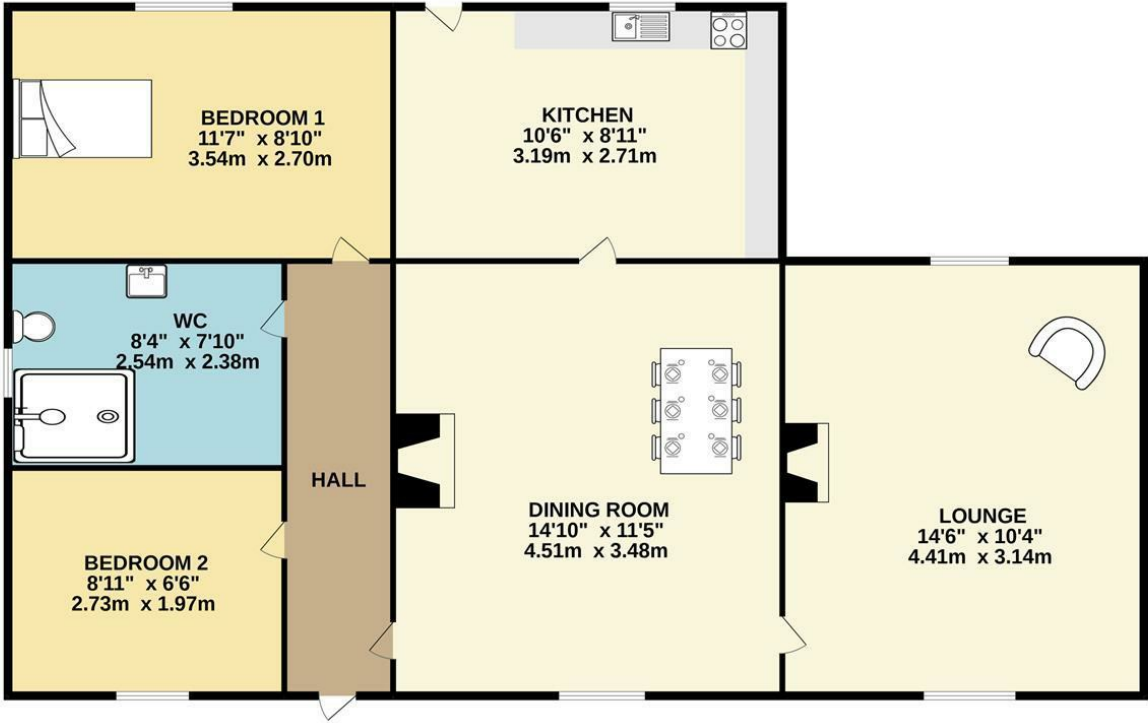
From Navan head towards Athboy on the N51. Travel through the town of Athboy and continue on the N51. Travel 15km to the town of Delvin and upon reaching Delvin turn left onto the N52. Continue straight by caddagh cross and take the 3rd left off the N52, followed by the next left. The house is the second one on the right.





FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 721sq.ft. (67.0 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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