








A glorious 3 Bedroom Cottage located on a quite countryside location yet only minutes from the facilities of Delvin Village and Athboy.

Heather Brook, Ballyhealy, Delvin Co. Westmeath N91HD45

 1184.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

The house stands on a manicured landscaped site with mature boundaries affording the property excellent privacy, an abundance of sheds and garages, patio area and lawns making this a truly pleasant and unique space to spend time in.

Internally the home provides a large dual aspect Sittingroom with open fireplace, Kitchen/Diner with a particularly attractive brick heart with large solid fuel stove back boiler and Utility Room. Large sunroom opens onto a large patio area and enjoys particularly attractive views over the gardens.

Accommodation includes Entrance Porch, Lounge, Kitchen, Conservatory, 3 Bedrooms (Main Ensuite) and Family Bathroom.

This is an exceptional home in a convenient location and needs to be viewed to be appreciated.

FEATURES

- Picture perfect 3 Bedroom Cottage
- Manicured gardens
- Large Shed with Car Port, Garage & Storage Unit
- Well sheltered boundaries
- Lovely patio area
- Large sunroom
- Solid fuel back boiler stove
- Oil fired central heating
- Well insulated with double glazed windows
- Quiet rural location
- Close to all amenities including National Schools, Shops etc.
- Wooden shed fully insulated with electricity supply.





FIXTURES & FITTINGS

All flooring, curtains, blinds and light fittings are included in the sale.

ACCOMMODATION

Entrance Porch

With PVC front door and tiled flooring.

Lounge

With wooden flooring, fireplace with tiled surround and granite hearth. Dual aspect.

Kitchen

With fully fitted wall and floor kitchen units, tiled floor and solid fuel stove with feature brick surround.

Sunroom

With tiled flooring and double doors to garden.

Bedroom 1

with wooden flooring and built in wardrobe.

Ensuite

With w.c., w.h.b. and corner shower. Tiled flooring and corner shower.

Bedroom 2

With wooden flooring and built in wardrobe.

Bedroom 3

With wooden flooring.

Bathroom

With w.c., w.h.b. and bath. Tiled floor and partially tiled walls.

DIRECTIONS

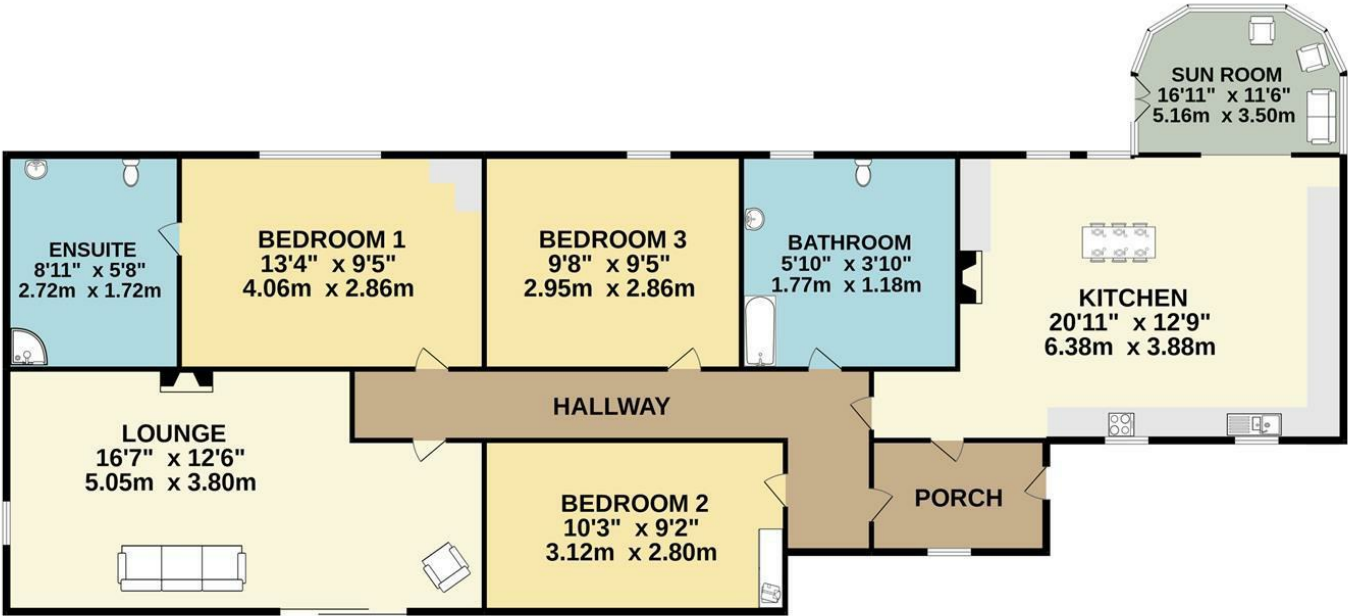
From Delvin when travelling from Mullingar proceed into the Village taking the first turn right. Continue straight down this road (Ballyhealy Road) ignoring the first four crossroads and the property is located on your right hand side at the next junction clearly identified by our 'For Sale' sign.

From Athboy while travelling towards Delvin on the N51 turn left at the Old Crowenstown Inn pub. Continue on this road to the end of the road and when you reach the junction turn right and the property will be on your left hand side at the next junction clearly identified by our 'For Sale' sign.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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