








A fantastic opportunity to purchase a solid four bedroom home in an excellent location just off the N52 Mullingar/Delvin road and on an attractive site.



Hiskinstown Delvin Co. Westmeath N91 F893

 1184.00 sq ft

 4 Bedrooms

 2 Bathrooms

The home is a short walk From St Tolas National School and only a 10 minute drive from Mullingar while Delvin is less than 5 minutes away.

This home has the benefit of Double glazed windows and oil fired central heating and has generous gardens to both the front and rear of the home. The property is in good habitable condition and offers exceptional potential for improvement.

FEATURES

- Excellent location
- Easy access to Mullingar on a new road
- Exceptional neighbourhood
- Easy access to a school and all main services in nearby Delvin Village
- Double Glazed and oil fired central heating
- Good sized well proportioned rooms with 4 good bedrooms
- Large shed to the rear
- Mains water and septic tank

FIXTURES & FITTINGS

The property is being sold as is. Everything in the house is included in the sale.

DIRECTIONS

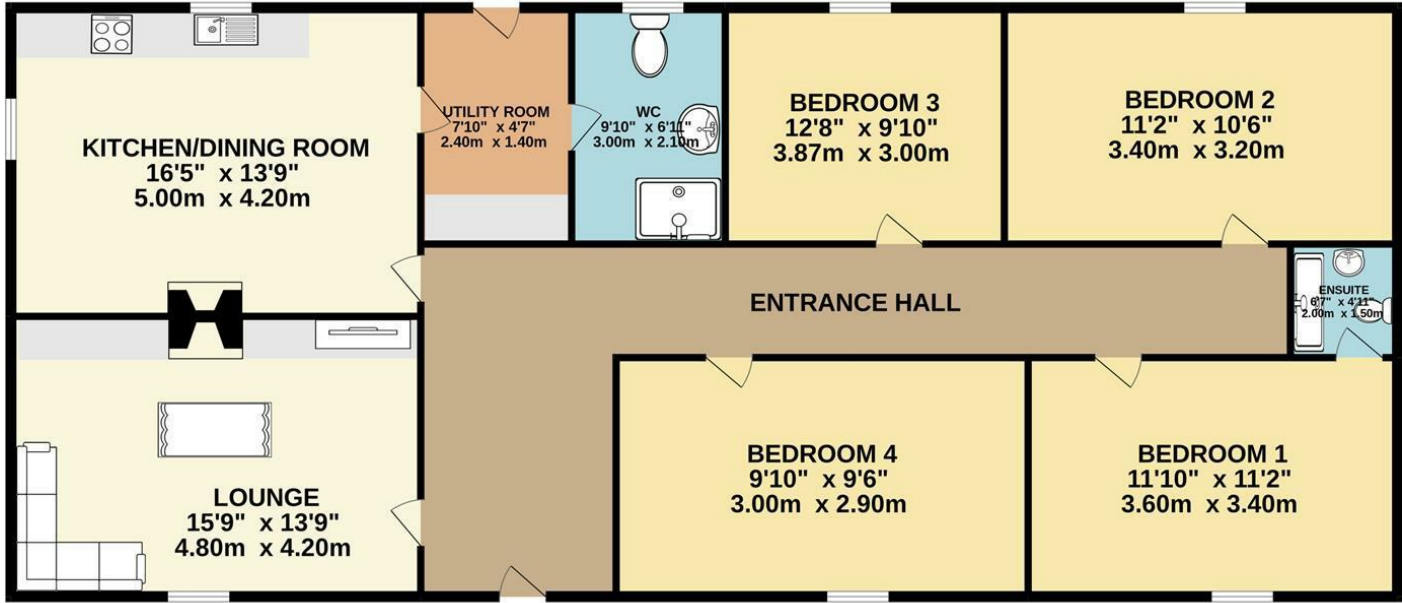
From Delvin proceed out the Mullingar road for 3km. Turn left for St Tolas School where signposted Killucan and turn right opposite the school. The home is up this road a short distance on the right hand side with boards erected.

From Mullingar proceed out the N52 for turn right onto the L1552 for Killucan. Turn right again in front of St Tolas National School and the house is a short distance up this road on the right hand side.



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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