







An attractive 4 bedroom residence situated in the centre of Clonmellon Village.



# Main Street Clonmellan Co. Westmeath C15 R76Y



1066.00 sq ft



4 Bedrooms



1 Bathrooms

## INTRODUCTION

This home has the added benefit of a lock up shop unit where a small business could be conducted, or potential rental income achieved.

Internally the home provides 4 bedrooms, sittingroom, livingroom, a kitchen diner and bathroom.

Externally the home has a large rear garden with mature trees and a large shed with the added benefit of an entrance from the street.

## FIXTURES & FITTINGS

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

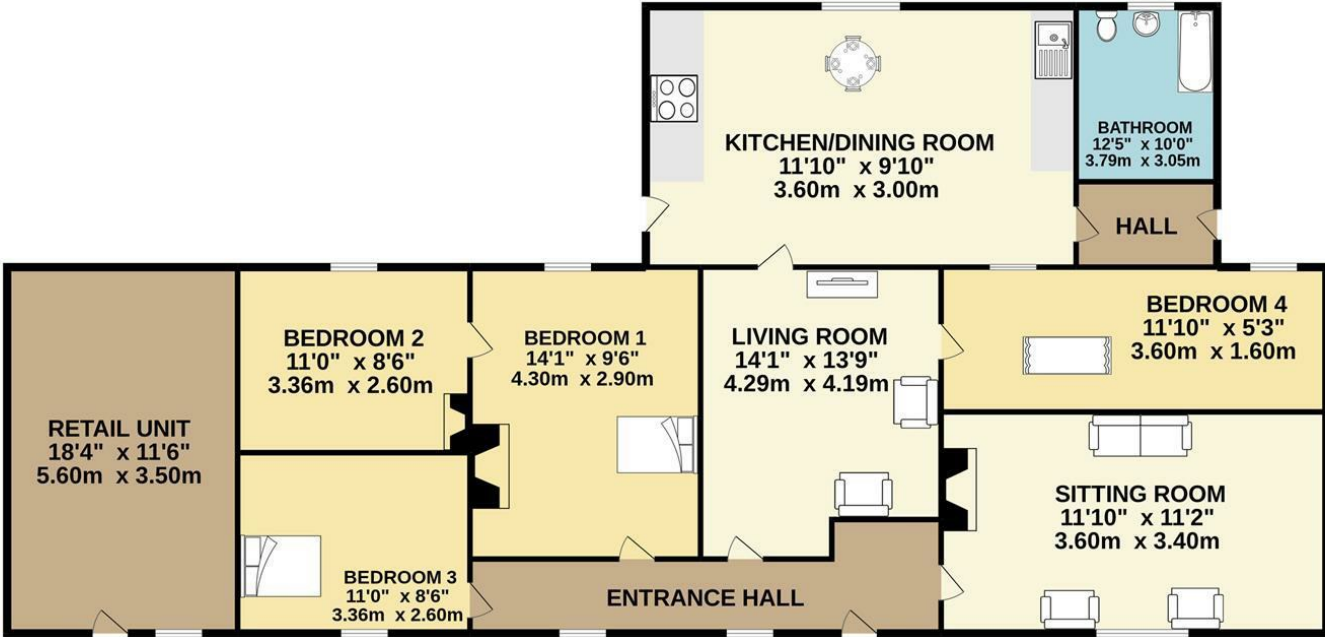
## DIRECTIONS

The property is located in the centre of Clonmellan Village on the N52 opposite the School. This is 13km from Kells and 25km from Mullingar.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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