



Balrath North Delvin Co. Westmeath N91 TN52


€185,000







Balrath North, Delvin is a 3 bedroom detached residence, which extends to c. 69 sq.m. and sits proudly on c. 0.67 acres of garden which is surrounded by mature hedging. This is fine bungalow is well presented and offers well proportioned living accommodation.

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 743.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

The residence and site are bound by mature hedging and are complemented by large gardens to the front and rear with an array of trees. Also on the site is a large detached shed, which provides ample space and offers lots of potential.

This Property offers a spacious kitchen that links in with the living room through an archway. The living room has high ceilings and an open fireplace with a beautiful brickwork surround.

Balrath North, Delvin is a fine home on a mature site offering lots of future of potential for refurbishment and extension.

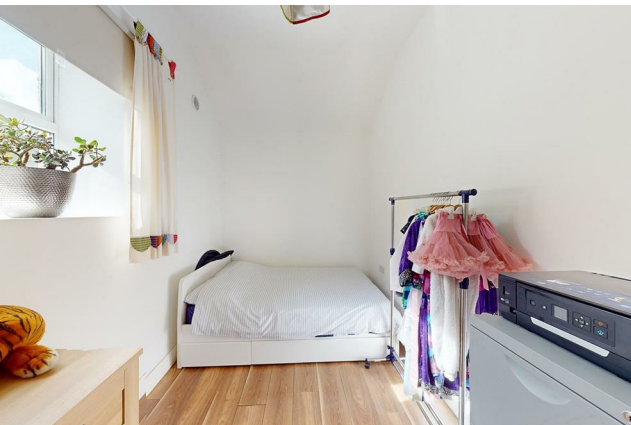
Located in Balrath North, Delvin just off the L5515. Balrath North, Delvin offers that elusive combination of idyllic village life coupled with the ease of access to the town.

Balrath North, Delvin is within proximity to the N51 and M3. Mullingar 20km, Kells 24km, Trim 26km, Navan 30km.

This property has planning permission until 24/03/2026.
Planning application ref: 206359

The development will consist of the demolition of the existing single storey dwelling, existing agricultural style shed and domestic shed. The construction of a single storey replacement dwelling, detached domestic garage, decommissioning of the existing septic tank and installation of a wastewater disposal system and all associated site works.





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, are included in the sale. Some furniture opens to an offer.



ACCOMMODATION

Entrance Hall

10'4" x 4'3"

With tile floor and composite door.

Bedroom 1

9'10" x 12'5"

With wooden floor.

Bathroom

5'6" x 8'10"

With Tiled floor, w.c., w.h.b., bath and shower.

Living Room

9'0" x 14'11"

With wooden floor, open fire with brick feature surround. High ceiling.

Kitchen

13'11" x 9'10"

With Tiled floor. Floor to ceiling kitchen units, stainless steel sink and hob.

Dining Area

9'0" x 7'1"

With wooden floor.

Bedroom 2

14'4" x 7'4"

With wooden floor. High ceiling.

Bedroom 3

8'6" x 3'9"

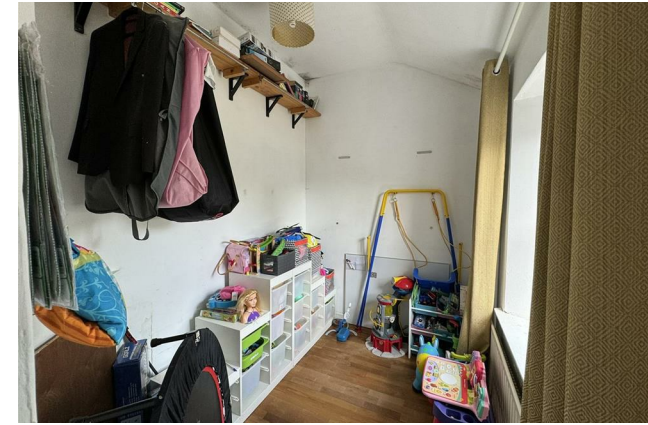
With wooden floor.

FEATURES

- Quiet countryside location
- High ceilings
- Large garden
- Detached shed
- Oil fired central heating.
- Mains water
- Septic Tank
- PVC double glazed windows

DIRECTIONS

EIRCODE: N91 TN52



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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