










35 Lacora Glen is an attractive detached dormer bungalow extending to 145 sq.m, set on the front row of the highly regarded Lacora Glen development. The property enjoys a commanding setting with a cobble locked driveway to the front and a spacious garden to the rear, offering ample room for outdoor enjoyment and further landscaping.

# 35 Lacora Glen Delvin Co. Westmeath N91 V6D0

 1560.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

Internally, the home is thoughtfully designed and presented in good condition throughout. The ground floor is arranged around a large entrance hall, giving access to a bright reception room to the right and a generously proportioned living room to the left. This flows seamlessly through to a large open plan kitchen and dining area, complemented by a practical utility room and guest WC to the rear.

Upstairs, the property boasts four well appointed bedrooms. Each room benefits from clever use of space and built in storage, with the main bedroom further enhanced by an ensuite. A large family bathroom serves the remaining bedrooms.

Lacora Glen itself is a mature, well maintained development organised around a central green space and is much sought after due to its peaceful setting and excellent village location.

Delvin is home to a selection of shops, a primary school, pharmacy, post office, and pubs, and is also served by regular bus routes to Mullingar and Dublin. The area benefits from proximity to several employment hubs, with Mullingar just 20 minutes away, Kells 20 minutes, Navan 30 minutes, and Dublin is easily accessible via the M3 or M4.

## FEATURES

- Detached dormer bungalow in prime front row position
- Spacious site with cobblelocked driveway and large rear lawn
- Generous ground floor layout with dual living spaces
- Located in the heart of Delvin village with all services nearby
- Easy access to M3/M4, Mullingar, Kells, Navan & Dublin
- Oil fired central heating







### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fan, dishwasher, fridge/freezer and dryer are included in the sale.



## ACCOMMODATION

### Entrance Hall

13'2" x 6'9"

With wooden flooring and PVC front door with glass panel insert.

### Lounge

18'3" x 13'6"

Dual aspect with carpet and open fire with wooden feature fireplace and tiled hearth.

### Study

12'2" x 11'1"

With carpet.

### Dining Room

11'0" x 7'8"

With lino flooring and door to rear garden.

### Kitchen

11'3" x 10'8"

With lino flooring, built in wall to floor units, oven, electric hob, extractor fan and stainless-steel sink.

### Utility Room

6'4" x 5'8"

With lino flooring and built in shelving unit.

### W.C

4'7" x 4'6"

With lino flooring, w.h.b and w.c.

### Landing

With carpet.

### Bedroom 1

11'5" x 10'10"

With carpet.

### Ensuite

8'4" x 2'8"

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

### Bedroom 2

12'4" x 11'3"

With carpet.

### Bedroom 3

10'6" x 8'3"

With carpet.

### Bedroom 4

11'4" x 8'3"

With carpet.

### Bathroom

7'2" x 6'2"

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

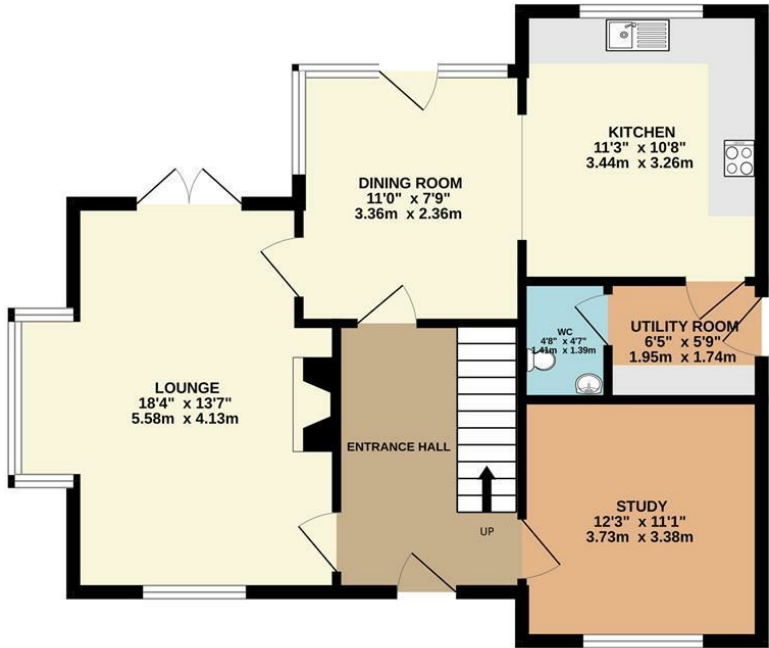
## DIRECTIONS

EIRCODE: N91 V6D0

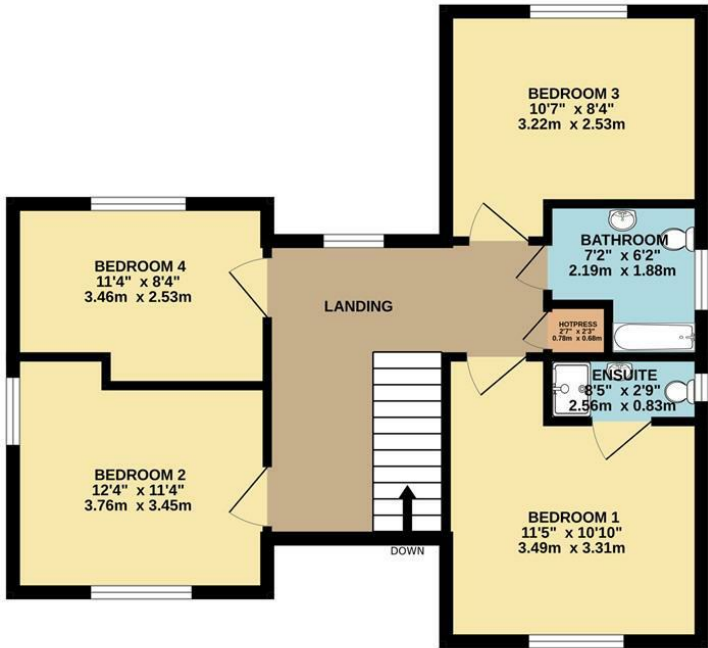


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1561sq.ft. (145.0 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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0469027666

38 Watergate Street, Navan, Co. Meath, C15 PT8X  
raymondpotterton.com

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