








A charming three-bedroom countryside detached residence set on a mature and well maintained 0.64 acre site, ideally positioned in a peaceful rural setting, only 4 minutes from the N52, 8 minutes from Delvin, and 22 minutes from Mullingar, the property offers the perfect blend of tranquil living and accessibility.

Glackstown, Collinstown, Co. Westmeath, N91 Y033

 915.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

The dwelling is approached through a gated entrance with attractive iron gates, stone capped piers, and a tarmacadam driveway that wraps neatly to the rear of the property. A detached garage lies adjacent, ideal for storage or workshop use, while the surrounding lawns are perfectly manicured and bordered by mature hedging, ensuring privacy and shelter throughout the seasons.

Internally the home is presented in excellent condition and is full of warmth and character. Accommodation at ground level includes a welcoming entrance hall leading to a cosy living room, a generously sized main bathroom, and a well appointed double bedroom. The rear of the home features a bright and functional kitchen with adjoining utility, opening through to double patio doors to the rear garden. Upstairs are two additional bedrooms with windows overlooking the beautiful countryside.

Glackstown enjoys a strong location in North Westmeath, close to both Collinstown village and the lakes and heritage sites of the area, including Lough Lene and Fore Abbey. The setting is peaceful yet highly convenient for commuters, families, or those seeking a slower pace of life with easy access to nearby towns.

FEATURES

- Three-bedroom dormer residence on c. 0.64 acres
- Excellent condition throughout
- Detached garage, tarmac drive and beautifully maintained gardens
- Secure walled entrance with iron gates and mature hedging
- Just 4 mins to N52, 8 mins to Delvin, 22 mins to Mullingar
- Oil Fired Central Heating
- Fully alarmed





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, washing machine, dishwasher and 2x fridge are included in the sale.

ACCOMMODATION

Entrance Hall

5'9" x 5'8"

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

Lounge

13'6" x 11'1"

With wooden flooring and TV point.

Kitchen/Dining Room

16'6" x 14'10"

With tiled flooring, wooden built in wall to floor units, laminate countertop with tiled splashback, oven, hob, extractor fan, stainless steel sink and double doors to rear garden.

Utility Room

7'8" x 5'4"

With tiled flooring and built in wall to floor units and laminate worktop.

Bedroom 1

13'5" x 8'5"

With wooden flooring.

Bedroom 2

13'5" x 9'3"

With wooden flooring.

Bedroom 3

13'6" x 7'9"

With wooden flooring.

Bathroom

10'5" x 5'4"

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

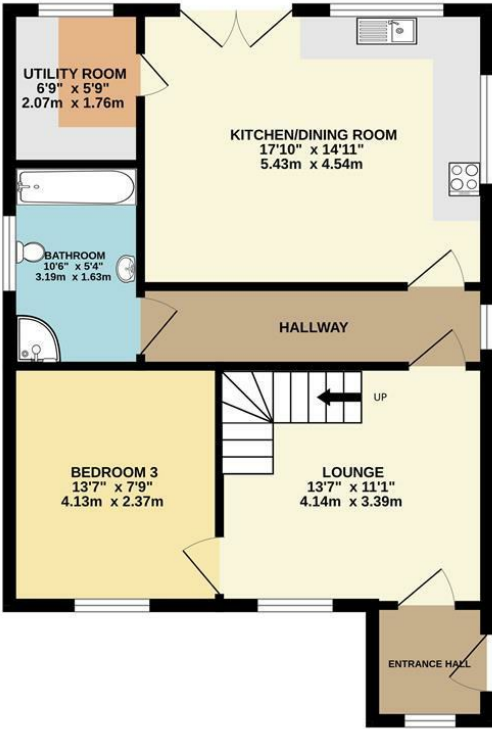
DIRECTIONS

EIRCODE: N91 Y033



FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 915sq.ft. (85.0 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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