





► A fantastic townhouse extending to c. 120 sq.m. located on the Main Street of Delvin within walking distance to all local amenities.

Main Street Delvin Co. Westmeath, N91 TNR4

1292.00 sq ft

4 Bedrooms

2 Bathrooms

INTRODUCTION

This well-located four-bedroom mid-terrace home is situated on Delvin's Main Street, offering convenient on-street parking directly to the front of the property.

Despite its mid-terrace position, the house benefits from valuable rear access via a garage, a rare and practical feature for a town-centre home.

Internally, the property is bright and spacious throughout.

All four bedrooms are generously proportioned and filled with natural light, enhanced by a combination of skylights and large windows.

The recently upgraded kitchen is both modern and functional, providing an inviting space for everyday living.

To the rear, the home boasts a spacious back garden, ideal for outdoor enjoyment.

The garden also includes a block-built shed, offering excellent storage or potential for further use.

Delvin village offers all essential amenities, including schools, grocers, doctors, a pharmacy, pubs and restaurants.

Delvin is a great residential address with a vibrant community, located on the junction of the M51 and the M52. It is located 20 minutes from Mullingar, 20 minutes from Kells, and 30 minutes from Navan.

Accommodation includes Entrance Hall, Lounge, Kitchen, 4 Bedrooms and 2 Bathrooms.

FEATURES

- Fully renovated & insulated
- Exceptional BER
- Modern kitchen
- Ground floor bedroom
- Large rear garden
- Rear garden access via garage
- On street parking to the front of the property
- Mainstreet location
- Walking distance to all local amenities
- Electric storage heating





FIXTURES & FITTINGS

The property is sold as seen.

ACCOMMODATION

Entrance Hall

4.4 x 1.4

With tiled flooring.

Lounge

5.3 x 3.5

With carpet.

Kitchen

3.1 x 2.8

With tiled flooring, built-in wall and floor units, oven/hob, extractor fan and fridge/freezer.

Guest w.c.

2.1 x 1.9

With tiled flooring, w.c, w.h.b, electric shower and heated towel rack.

Landing

5.3 x 2.5

With carpet.

Bedroom 1

5.3 x 3.7

With carpet.

Bedroom 2

4.1 x 3.9

With carpet.

Bedroom 3

4.2 x 3.5

With carpet.

Bedroom 4

5.3 x 3.1

With carpet.

Bathroom

2.4 x 1.1

With w.c, w.h.b, electric shower and heated towel rack.

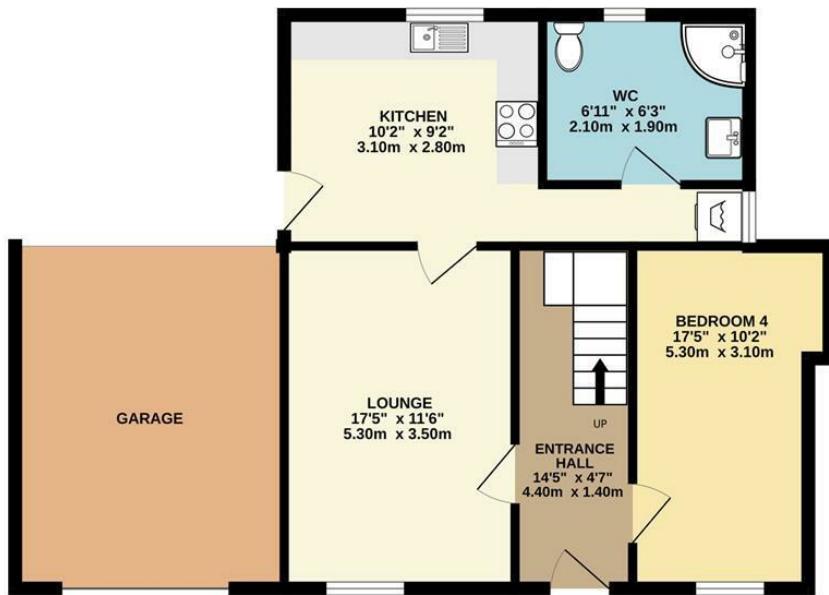
DIRECTIONS

Eircode: N91 TNR4

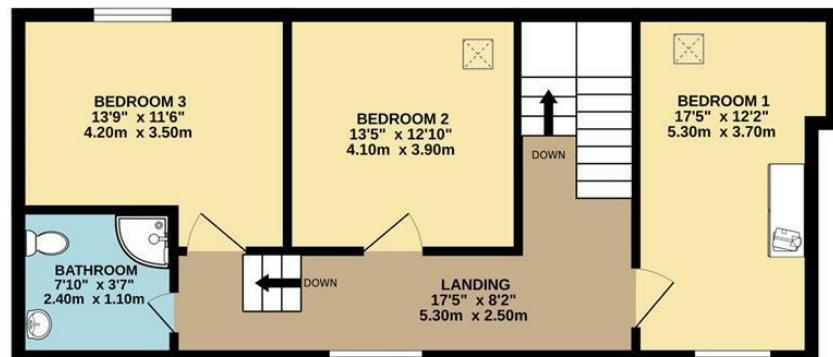


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1292sq.ft. (120.0 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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