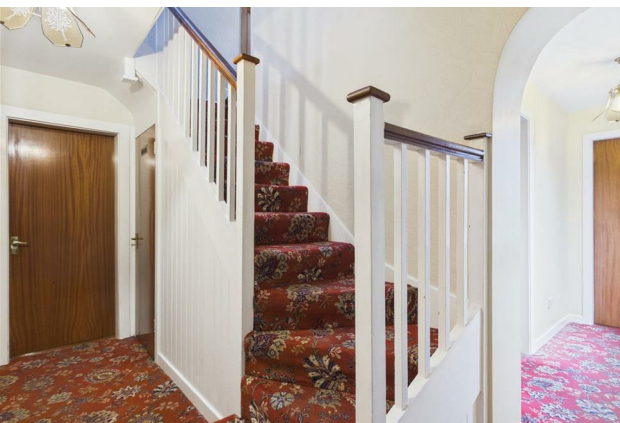
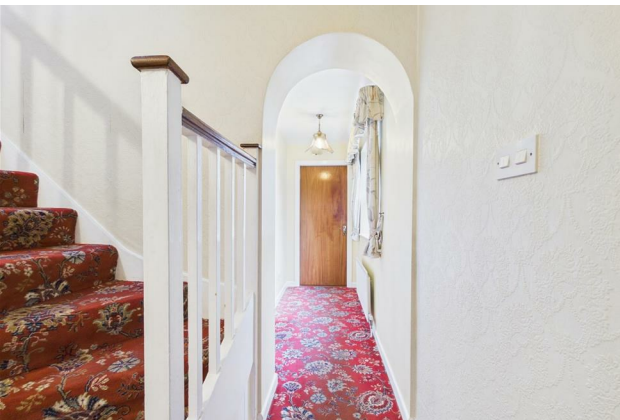
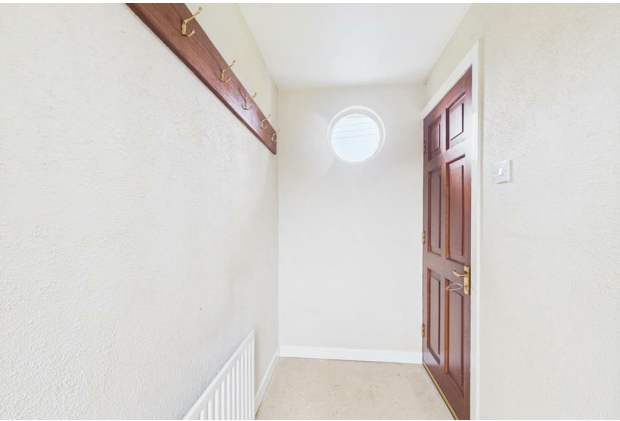




**29 Green Road, Mullingar, Co. Westmeath N91 E6D6**  
**Asking Price €299,000**





Raymond Potterton are delighted to present this substantial and versatile six-bedroom 6-Bedroom Residence extending to approx. 744 sq.ft. / 162 sq.m.





# 29 Green Road, Mullingar, Co. Westmeath N91 E6D6



1744.00 sq ft



6



2

## INTRODUCTION

This well-proportioned home offers generous accommodation over two floors and is ideally suited to growing families, investors, or those seeking flexible living space close to the town centre.

Internally the property is bright and well laid out, with multiple bedrooms, large kitchen space, and excellent storage throughout.

The layout lends itself to both family living and potential home-office or multi-generational use.

Situated along the well-established Green Road, No. 29 enjoys a highly convenient and central setting within Mullingar town.

The property is within comfortable walking distance of a wide range of amenities including primary and secondary schools, shops, cafés, supermarkets, sporting facilities, and healthcare services, making it an ideal choice for families and commuters alike.

Mullingar is a thriving regional hub with excellent transport links. The property benefits from quick access to the N4 motorway, providing a direct route to Dublin and the M50, making daily commuting straightforward.

Mullingar Train Station is also nearby, offering regular rail services to Dublin Connolly and Sligo, while Bus Éireann routes serve the town with frequent connections to surrounding counties and the capital.

This prime location combines the convenience of town living with strong commuter accessibility, enhancing both lifestyle appeal and long-term investment potential.

Ground Floor accommodation includes Entrance Porch, Entrance Hall, Lounge, Kitchen, Utility Room, Bedroom 1, Bedroom 2 and Bathroom.

Accommodation on the First Floor includes Landing, Bedroom 3, Bedroom 4, Bedroom 5, Bedroom 6 and Bathroom. There are also multiple Storage Areas located on this floor.





## ACCOMMODATION

### Entrance Porch

1.23 x 3.02  
With tiled flooring

### Entrance Hall

3.90 x 1.27  
With carpet and storage.

### Lounge

3.72 x 2.83  
With wooden flooring, marble matlepiece with XXX fire



### Kitchen

4.53 x 4.93  
With tiled flooring, built in wall and floor units, tiled splashback. Stanley oven.

### Utility Room

2.84 x 3.17  
Tiled flooring, built in wall and floor units, tiled splashback.

### Bedroom 1

3.16 x 2.69  
With carpet.

### Bedroom 2

2.82 x 2.82  
With wooden flooring and built in wardrobe.

### Bathroom

2.63 x 1.75  
Fully tiled, w.c., w.h.b. and shower. Built in storage.

### Landing

0.99 x 4.87  
With carpet and wall of storage units.

### Bedroom 3

3.29 x 2.91  
With carpet and built in w.h.b. with vanity units and built in wardrobes.





#### **Bedroom 4**

2.79 x 3.18

With carpet and built in w.h.b. with vanity unit and walk in wardrobe

#### **Bedroom 5**

2.89 x 2.81

With carpet, step up to closet with w.h.b.

#### **Bedroom 6**

3.72 x 2.69

With carpet and built in w.h.b. with vanity unit & mirror.

#### **Bathroom**

2.66 x 2.06

Fully tiled, w.c., w.h.b. and bath.



#### **FIXTURES & FITTINGS**

All curtains, blinds, flooring, light fittings, and stove are included in the sale.

#### **FEATURES**

- Spacious 6-bedroom layout
- Approx. 1744 sq.ft. total floor area
- Large kitchen with extensive units
- Excellent storage throughout
- Private driveway and garden
- Mature residential location
- Flexible accommodation layout



#### **DIRECTIONS**

From Mullingar town centre proceed onto Green Road and continue until you reach No. 29.

Eircode: N91 E6D6



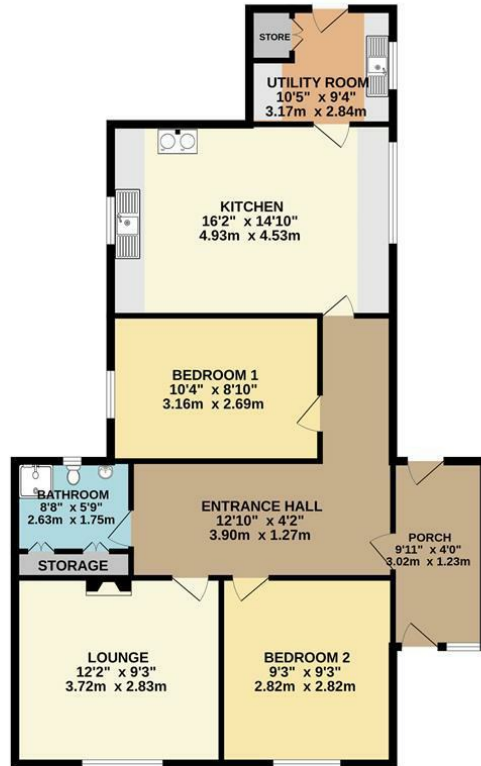






# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1744sq.ft. (162.0 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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