



Ballinlough Westmeath N91KH72

€290,000








A charming, detached bungalow set on approximately 0.6 acres of beautifully landscaped mature grounds, ideally located in the peaceful countryside of Ballinlough, just off the Delvin to Athboy Road.



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 0.10 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

Approached via a private driveway and surrounded by established gardens, mature trees and manicured lawns, this delightful home offers a wonderful balance of privacy, space and rural tranquillity.

Presented in good condition throughout, the property extends to approximately 94 sq. m, and offers light filled accommodation briefly comprising an entrance hall, comfortable lounge, separate living room, kitchen, three bedrooms and a family bathroom.

Externally, the property enjoys exceptional outdoor space with attractive gardens wrapping around the residence, creating a peaceful and private setting.

The extensive grounds feature mature trees, expansive lawns and a polytunnel, making the property ideal for gardening enthusiasts and those seeking a tranquil outdoor lifestyle.

To the rear, two substantial outbuildings provide excellent storage and offer fantastic potential for workshop space, hobby use, home business opportunities or a variety of other uses.

This appealing residence will suit a wide range of purchasers including first-time buyers, downsizers and those seeking a countryside home with generous outdoor space and excellent ancillary accommodation.

Ideally situated on a quiet residential cul-de-sac in the sought-after Ballinlough area, the property is located just minutes from Delvin Village and enjoys easy access to both the M3 and M4 motorways, making Dublin and surrounding commuter centres readily accessible while retaining the benefits of a peaceful rural setting.

Early viewing is highly recommended.





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, washing machine and robotic lawnmower are included in the sale.



ACCOMMODATION

Entrance Hall

With wood effect tiled flooring and composite front door.

Lounge

13'7" x 13'6"

With wooden flooring, solid fuel stove and TV point.

Living Room

11'9" x 9'7"

With tiled flooring and solid fuel stove.

Kitchen

11'5" x 6'11"

With tiled flooring, wooden built-in wall to floor units, laminate worktop, tiled splashback, oven, hob, extractor fan, stainless steel sink and composite split door to rear garden.

Bedroom 1

13'6" x 9'11"

With wooden flooring and cast-iron fireplace with tiled hearth.

Bedroom 2

10'4" x 10'3"

With wooden flooring and cast-iron fireplace with tiled hearth.

Bedroom 3

10'3" x 8'11"

With wooden flooring and cast-iron fireplace with tiled hearth.

Bathroom

7'6" x 7'4"

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

FEATURES

- Presented in good condition throughout
- Site extending to c. 0.6 acres
- Two substantial detached outbuildings
- Mature landscaped gardens and grounds
- Solar panels installed
- Oil-fired central heating
- Private well and septic tank
- Quiet residential cul-de-sac location
- Minutes from Delvin Village
- Easy access to Athboy, Kells and the M3 motorway

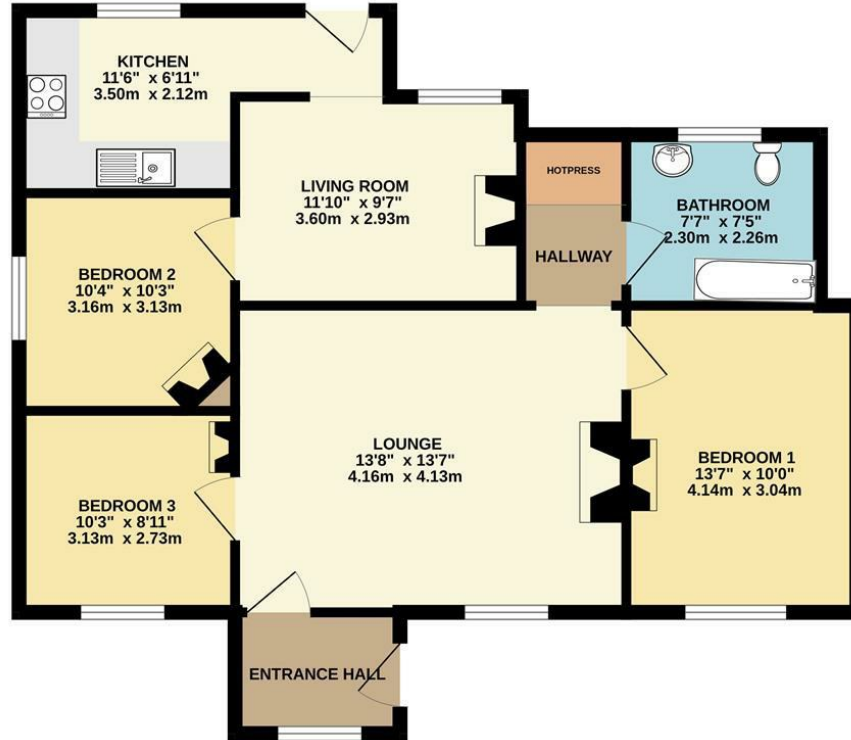
DIRECTION

EIRCODE: N91KH72



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1012sq.ft. (94.0 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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