




Raymond
Potterton

Dardistown, Bracklyn, Delvin Co. Westmeath, N91 YV26

€265,000








▶ Charming Two-Bedroom Detached Bungalow on Approx. 0.3 Acres

This well-proportioned detached bungalow is set behind a secure gated entrance with a large driveway offering ample parking both to the front & rear. The property sits on approximately 0.3 acres of beautifully landscaped gardens, providing excellent privacy and outdoor space.

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 721.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

The home is in good condition throughout and offers bright, practical accommodation including a spacious open-plan lounge and kitchen.

The lounge features a multi-fuel stove with back boiler, complemented by a Firebird condensing oil-fired boiler system.

There are two well-sized bedrooms and a family bathroom, making the layout ideal for comfortable single-storey living.

The gardens are neatly landscaped with generous lawn space and mature surroundings, offering a peaceful setting and excellent potential for further enhancement if desired.

Conveniently located just 10 minutes from Killucan and approximately 7km from Delvin, the property enjoys a quiet rural setting while remaining close to local amenities, services, and transport links.

Accommodation includes Entrance Hall, Lounge, Kitchen, 2 Bedrooms and Bathroom.

FEATURES

- Dual heating: multi-fuel stove with back boiler & efficient firebird condensing boiler
- Lined chimney
- Double glazed PVC windows
- Mains water
- Septic tank
- Living room can be divided to reinstate the third bedroom
- 15 minutes drive to Mullingar
- 15 minutes drive to Kinnegad
- Under 10 minutes drive to Killucan
- Peaceful location
- Garden thoughtfully planted with a variety of native trees and shrubs, providing year-round interest and supporting local wildlife





FIXTURES & FITTINGS

All flooring, blinds, curtains, kitchen appliances and furniture included in the sale.



ACCOMMODATION

Entrance Hall

15'3" x 3'3"

With tiled effect linoleum.

Lounge

21'1" x 14'6"

With solid oak wooden flooring and multi-fuel stove with back boiler.

Kitchen

8'10" x 10'5"

With tiled effect linoleum flooring, built in wall and floor units, oven, hob, fridge freezer and washing machine.

Bedroom 1

8'10" x 11'7"

With wooden flooring.

Bedroom 2

6'5" x 8'11"

With wooden flooring.

Bathroom

7'9" x 8'3"

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

DIRECTIONS

EIRCODE: N91 YV26



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 721sq.ft. (67.0 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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