



**25 Rathgowan Wood,  
Mullingar,  
County Westmeath  
N91 C8PC**

Spacious 3 bed semi detached house in small residential development over looking a large green area

Within walking distance to the town centre and all amenities

**Price €189,950**



**Entrance Hall**

2.83m x 1.29m

Tiled Flooring, ceiling coving

**Kitchen / Dining Area**

2.07m x 3.11m / 4.66m x 3.41m

Tiled flooring, fully fitted kitchen with splash back tiling, integrated cooker and hob, french door to the garden

**Sitting Room**

4.11m x 3.52m

Laminate flooring, ceiling coving, feature fireplace with electric insert stove, front aspect

**Store Room**

2.27m x 1.65m

Spacious store room with shelving

**WC**

1.91m x 1.57m

Tiled flooring, WC, WHB, front aspect

**FIRST FLOOR****Landing**

3.80m x 0.96m

Spacious landing with carpet flooring

**Bedroom 1**

3.04m x 3.53m

Laminate flooring, fitted wardrobes, front aspect

**Bedroom 2**

4.11m x 2.66m

Laminate flooring, dual aspect

**Bedroom 3**

3.37m x 3m

Spacious double room with laminate flooring, fitted wardrobes, rear aspect

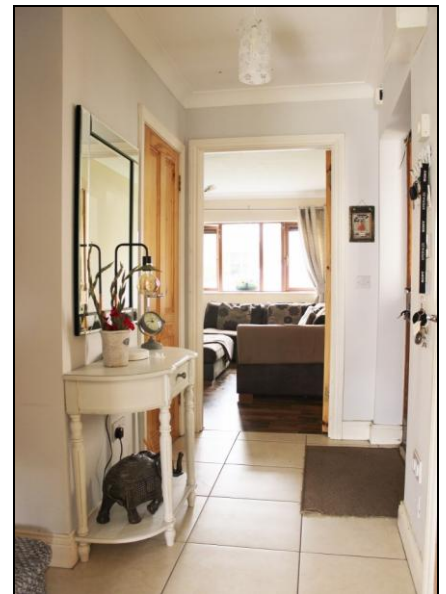
**Bathroom**

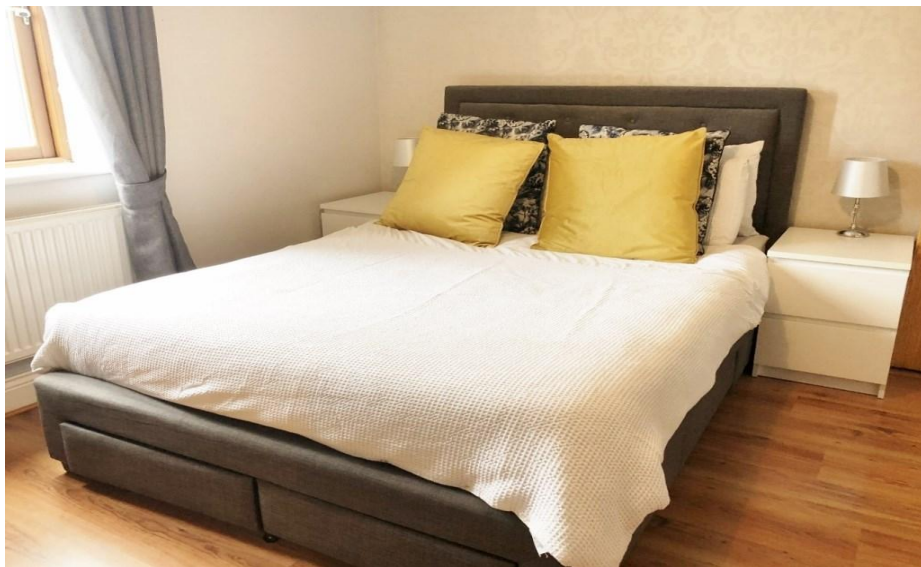
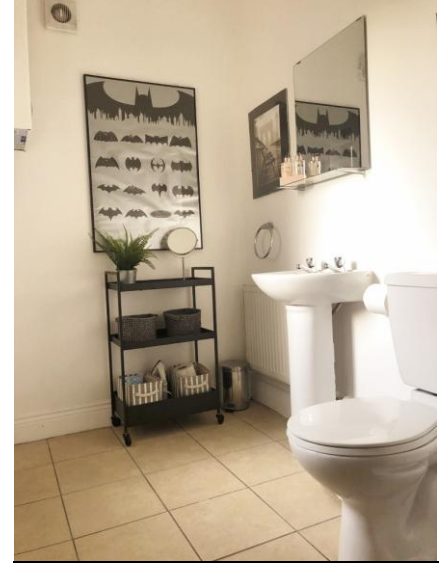
2.44m x 1.75m

Tiled floor to ceiling, WC, WHB, bath with over head shower

**FEATURES**

- Spacious family home
  - Excellent condition throughout
    - Small private residential development
- Convenient location, easy walking distance to shops, schools and town centre
  - Easy access to N4 Dublin / Sligo Route
    - Gas central heating





Tormey Auctioneers, Mary Street, Mullingar, County Westmeath.  
Tel: 044 93 33377 / Fax: / Email: [eddie@tormeyauctioneers.ie](mailto:eddie@tormeyauctioneers.ie)  
[www.tormeyauctioneers.ie](http://www.tormeyauctioneers.ie)

