



**Prime Town Centre 570m² Approx. Site With Planning
For 9 Apartment Units**

Asking Price €460,000

Patrick Street, Mullingar, County Westmeath, Ireland

**Sherry
FitzGerald**
Davitt & Davitt

DESCRIPTION

Prime Commercial Site

Prime Town Centre Site (570m² approx) for sale with planning permission granted for 9 residential units.

Ground Floor Units

Comprises of 2 Ground Floor 1-bedroom apartments and a studio apartment.

First Floor Units

Comprises of one 3-bedroom duplex and three 1 bed apartments.

Second Floor Units

Comprises of two 1-bedroom apartments.

Features

Access via Patrick Street.

Site Area 570m² Approx

Prime location

Walking distance to Town centre

Apartments

Ground Floor:

Apartment A: Studio Apartment 50m²

Apartment B: One Bed Apartment 57m²

Apartment C: One Bed Apartment 50m²

First Floor

Apartment A: 3 Bed Duplex 118m²

Apartment B: One Bed Apartment 56m²

Apartment C: One Bed Apartment 48.6m²

Apartment D: One Bed Apartment 48.6m²

Second Floor

Apartment A: One Bed Apartment 48.6m²

Apartment B: One Bed Apartment 48.6m²

Location:

Situated on Patrick Street, this property benefits from an ideal location for residential investment ventures. The central location within Mullingar ensures easy access to all local amenities, public transport, and major roadways, enhancing its appeal for residential commercial tenants.

Total Area: 520m²
Asking Price: €460,000



PATRICK ST



First Floor – 192.6m²

PATRICK ST



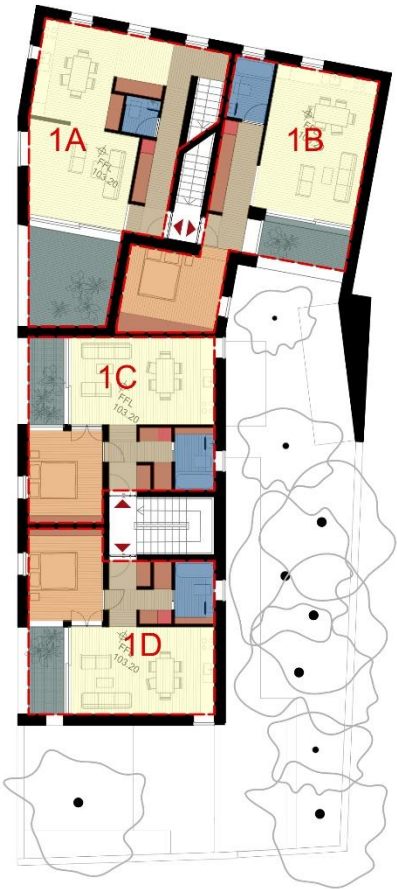
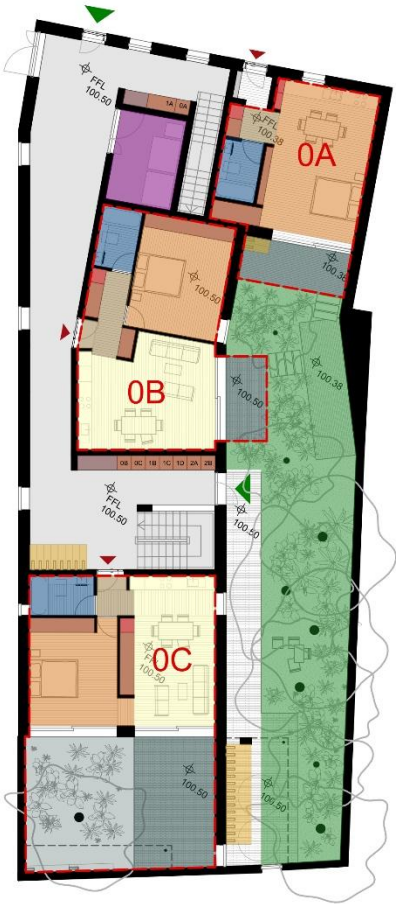
Second Floor – 138.4m²

PATRICK ST



Area Schedule

COMMON SPACES	AREA m ²	
Communal Garden	4.7	
Bin Storage	15.5	
Services Connection/Plant	4	
Bulky Household Storage	0.6	0A
Bicycle Storage Spaces 26No.		



APARTMENT 0A	AREA m ²		APARTMENT 0B	AREA m ²		APARTMENT 0C	AREA m ²		APARTMENT 1C/1D	AREA m ²		APARTMENT 1A	AREA m ²		APARTMENT 1B	AREA m ²		APARTMENT 1C/1D	AREA m ²	
Studio	37		1 Bed Apt	57		1 Bed Apt	50		1 Bed Apt	48.6		1 Bed Apt	56		3 Bed Duplex	118		1 Bed Apt	48.6	
Kitchen/Living/Bed	29		Kitchen/Living	24		Kitchen/Living	23		Kitchen/Living	23.5		Kitchen/Living	27		Kitchen/Living	32		Kitchen/Living	23.5	
Bathroom	4.5		Bathroom	4.5		Bathroom	4.7		Bathroom	4		Bathroom	4.5		Bathroom	2.25		Bathroom	4.7	
Storage	3.2		Bedroom	16		Bedroom	15.5		Bedroom	11.4		Bedroom	12		Bedroom 1	10		Bedroom	15	
HeatPump	0.6		Storage	4		Storage	4		Storage	3		Storage	4		Storage	3.3		Storage	3	
			HeatPump	0.6		HeatPump	0.6		HeatPump	0.6		HeatPump	0.6		HeatPump	0.6		HeatPump	0.6	
Private Outdoor Space	8.5		Private Outdoor Space	6.2		Private Outdoor Space	45		Private Outdoor Space	5.6		Private Outdoor Space	5.6		Private Outdoor Space	14		Private Outdoor Space	5.6	



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