

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
Davitt & Davitt



35 Abbeybrook Gardens,
Kilbeggan, Co. Westmeath,
N91E624

BER C1

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Davitt & Davitt trading as Sherry FitzGerald Davitt & Davitt under franchise from Sherry FitzGerald Countrywide Ltd.

sherryfitz.ie



Sherry Fitzgerald Davitt & Davitt are delighted to present this rare opportunity to acquire a beautifully maintained four-bedroom semi-detached family home, ideally located within walking distance of all the amenities Kilbeggan has to offer. Bright, spacious, and presented in excellent condition throughout, this impressive property offers exceptional standard of modern family living in a highly sought-after and convenient location.

On entering the home, the welcoming entrance hall with laminate flooring, alarm system, and under-stairs storage leads to the living room, featuring laminate flooring, an inset solid fuel stove with tiled surround (installed in 2019), and a TV point. To the rear, the spacious kitchen/dining area is fully tiled and well equipped with oven and extractor fan, tiled backsplash, wash hand basin, and TV point, providing a bright space. A separate utility room with tiled flooring, washer/dryer and a large guest WC complete the ground floor.

Upstairs, the L-shaped landing with laminate flooring and shelved hot press leads to four well-proportioned bedrooms. Three of the bedrooms are generous doubles with laminate flooring, while the primary bedroom enjoys a front aspect, built-in sliding wardrobes, additional storage shelving, and a private en-suite shower room. A telescopic ladder gives access to the floored attic. The family bathroom is fully tiled and fitted with a bath and power shower, WC, wash hand basin, and extractor fan.

Externally, the property has a landscaped rear garden with a patio area that gets the afternoon to evening sunlight, pergola with perspex roof, garden shed, and a gated side entrance. The front of the home gets morning sunlight. The home features include PVC double-glazed windows and doors, gas-fired central heating, fitted wardrobes to mention a few. One designated car parking space and 1 guest space is included.

The property is situated within a small, quiet, and well-maintained family estate that includes a children's playground. Its prime location offers connectivity, being just minutes from the M6 motorway, providing easy access to both Dublin and Galway. Tullamore is approximately a ten-minute drive away, while Kilbeggan village, local schools, shops, and the new primary care centre are all within walking distance.

This is an ideal family home and early viewing is highly recommended to fully appreciate everything this property has to offer.



Accommodation

Entrance Hall 2.11m x 5.738m (6'11" x 18'10"): Laminate floor, alarm system, under stair storage.

Living Room 5.139m x 3.635m (16'10" x 11'11"): Laminate floor, insert solid fuel stove with tiled surround, TV point.

Kitchen/Dining Area

5.863m x 4.701m (19'3" x 15'5"): Tiled flooring, oven with extractor fan, tiled backsplash, wash hand basin, TV point.

Utility Room 2.53m x 1.363m (8'4" x 4'6"): Tiled flooring, door to rear, washer/dryer.



Landing 2.11m x 3.667m x 2.469m (6'11" x 8'1" x 12'): Laminate flooring, L-shaped, shelved hotpress. Telescopic ladder to floored attic.

Guest WC 1.864m x 1.416m (6'1" x 4'8"): WC with cabinets, wash hand basin, tiled flooring, wall tiling, mirror, extractor fan, towel rail.

Bedroom One 2.836m x 2.308m (9'4" x 7'7"): Laminate flooring, front aspect.

Bedroom Two 3.941m x 2.603m (12'11" x 8'6"): Laminate flooring, rear aspect, double room.

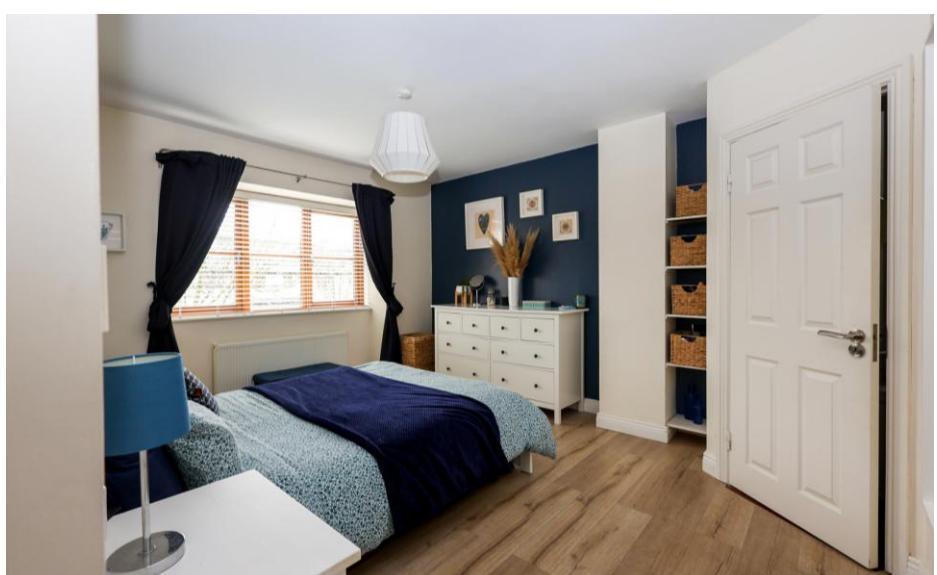
Bathroom 1.763m x 2.027m (5'9" x 6'8"): Tiled flooring, WC, wash hand basin, mirror, wall light, bath with power shower, extractor fan.

Bedroom Three 3.165m x 3.043m (10'5" x 10'): Laminate flooring, rear aspect, double room.

Primary Bedroom

4.332m x 3.453m (14'3" x 11'4"): Laminate flooring, front aspect, built in sliding wardrobes, storage shelves, large double window, en-suite.

En-Suite 2.038m x 1.641m (6'8" x 5'5"): WC, wash hand basin, tiled flooring, shower cubicle with mira shower unit, extractor fan, mirror, wall light, towel rail.



Special Features & Services

- Fitted wardrobes
- Venetian blinds
- Telescopic ladder to attic
- PVC Double glazed windows and doors
- Alarm system
- Landscaped garden
- Patio area to rear
- Pergola with Perspex roof
- Shed
- Floored attic with telescopic ladder
- Small quiet family estate
- 1 car parking space & 1 guest space
- Close to schools, shops and all amenities
- Insert stove fitted in 2019 with tile surround
- Under stairs storage
- Commuter town
- Gated side entrance
- €350 management fee per annum
- Prime location
- Bright and spacious home
- Easy access to N4
- Walking distance to Kilbeggan village
- Ideal family home
- Adjacent to new primary care centre
- Well maintained
- 0.5k from Dublin/Galway motorway exit,
- 50 minutes to Dublin
- 10 minutes to Tullamore

BER

BER C1,
BER No.110894755

Directions

N91E624



NEGOTIATOR

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VIEWING

Strictly by appointment with
Sherry FitzGerald Davitt and
Davitt. Please telephone our
Mullingar branch Monday to
Friday between 09.30 and 17.30.

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