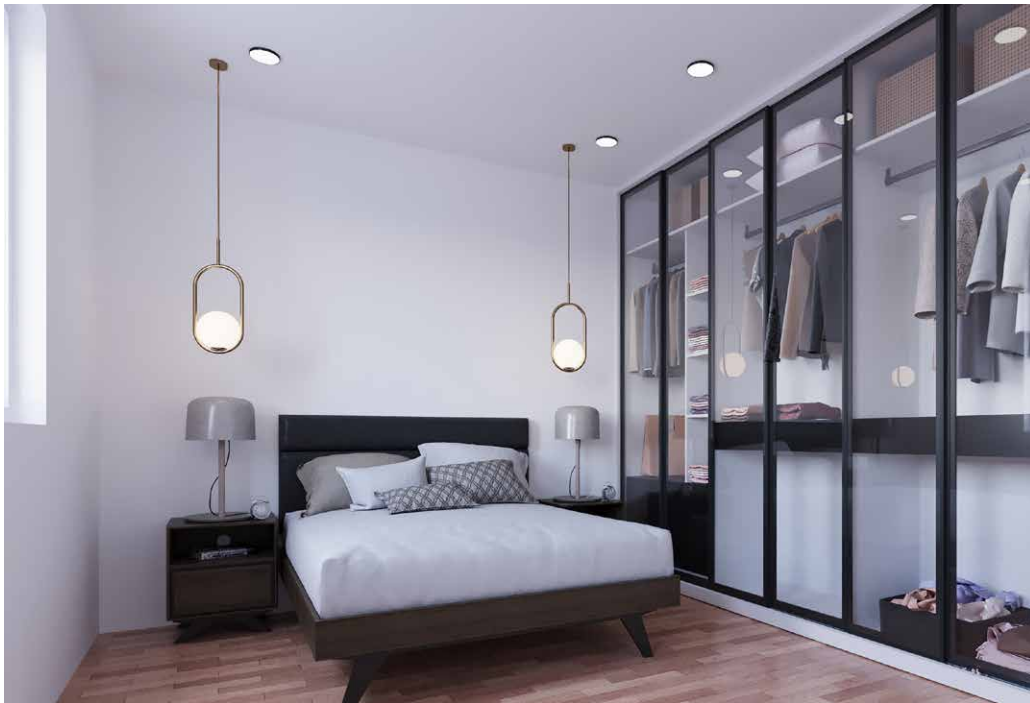
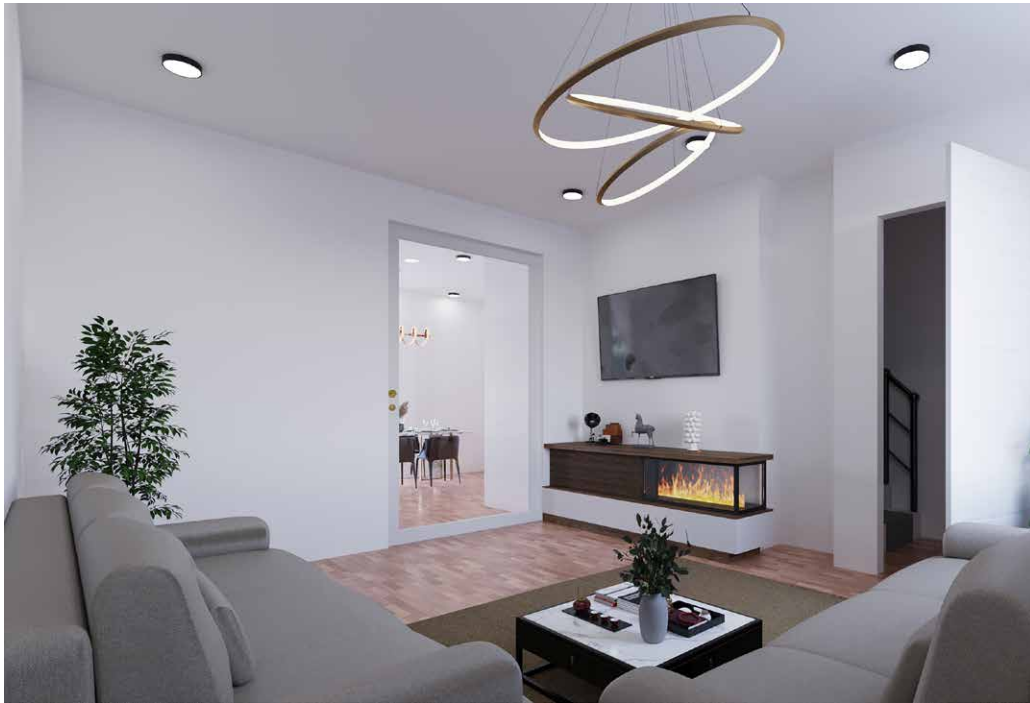




BELLVIEW GROVE

DELVIN ROAD • MULLINGAR





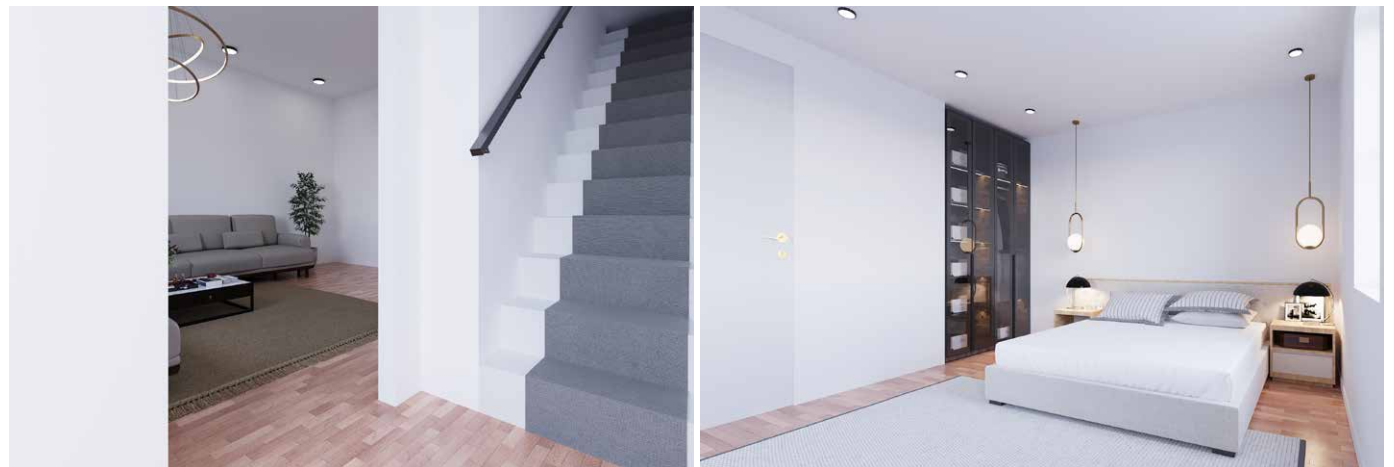


Private Town Centre Living

Welcome to Bellview Grove, a beautiful low density development of 2 & 3 bedroom homes nestled privately on the edge of Mullingar town centre. Each of the only 12 houses have been carefully planned and designed offering bright, spacious kitchens and well proportioned living and bedroom accommodation. These A rated homes deliver comfort, low maintenance and energy efficiency in a unique location beside the Royal Canal.

Features

- Elegant high quality fitted kitchen
- Stylish bathrooms with attractive range of high quality sanitary ware
- Choice of Carpets/Laminate Flooring Upstairs
- Choice of Laminate Floors/Tiling Downstairs
- Tiling in Bathroom & En-Suite
- Attractive and timeless brick facades
- Painted Neutral Colours Throughout
- Seeded Gardens





SPECIFICATION

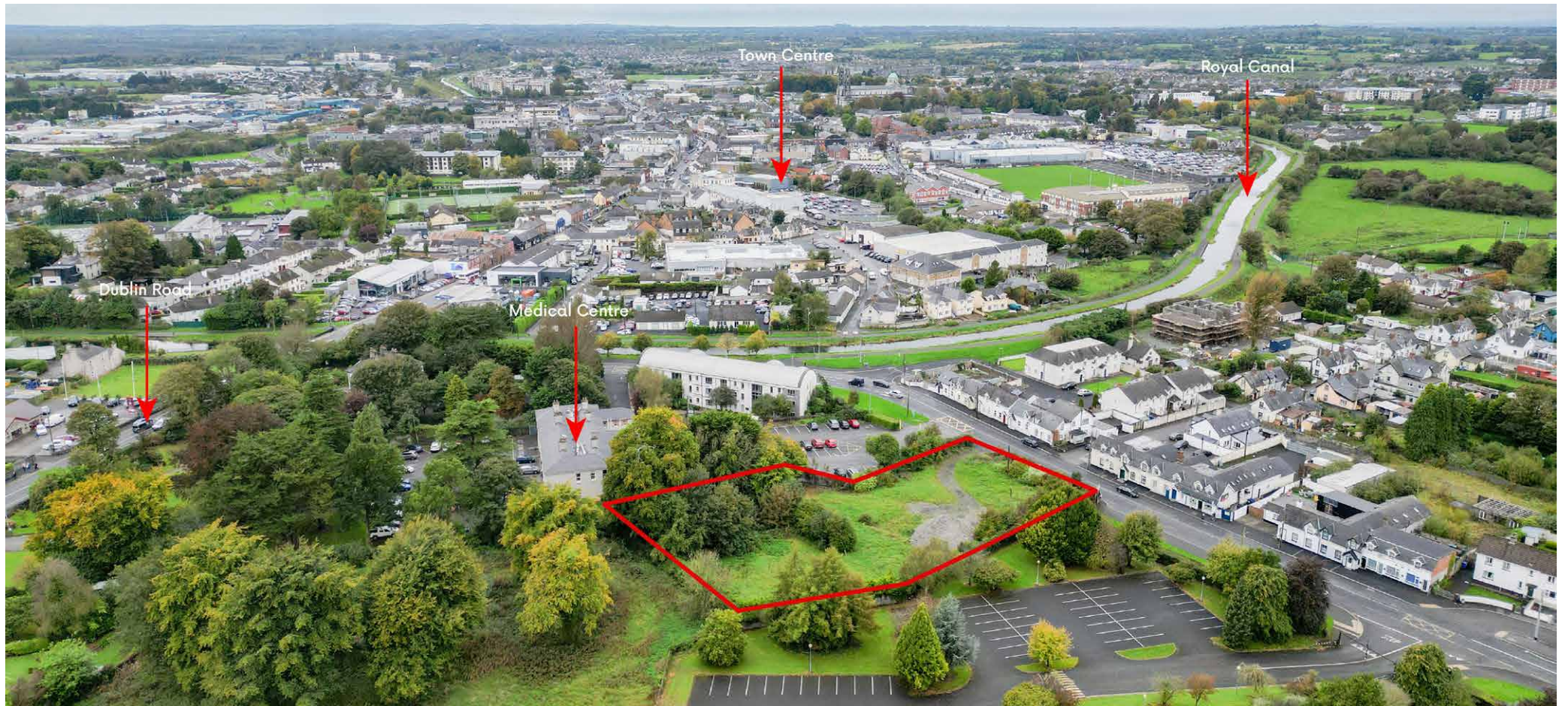
- A2 Rating
- Air to Water Heating System
- High performance low U-value windows and external doors
- High levels of insulation in walls and floors
- 10 Year Homebond Guarantee
- Boundary Fence to side
- Low energy carbon homes

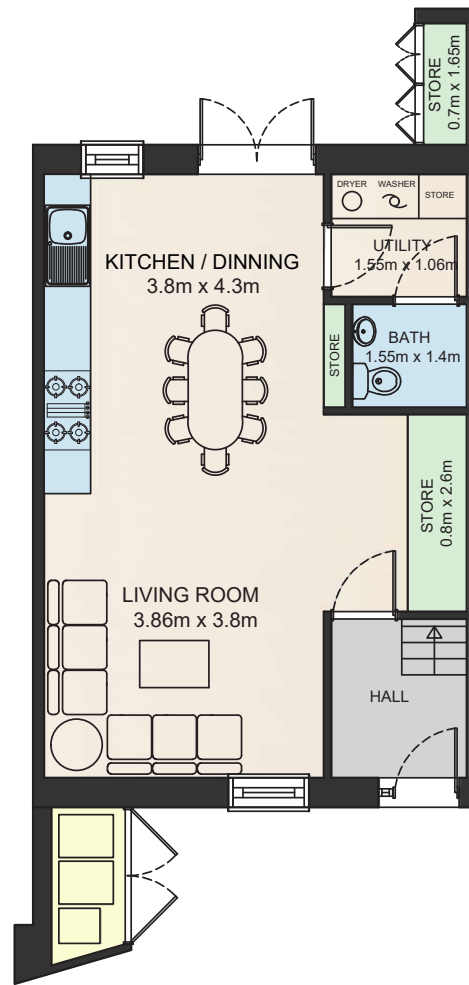
LOCATION

Bellview Grove benefits from easy access to all the amenities of Mullingar town centre and surrounding areas, including Harbour place shopping centre, Lakepoint retail park, Bellview medical centre, The Royal Canal Greenway and many more. Ideally located on the commuter belt Bellview Court is serviced by excellent transport links, with easy access to the N4/N52, nearby bus stops and Mullingar railway station located only a short distance away. There are also numerous quality bus corridors providing regular services directly to Dublin City Centre.

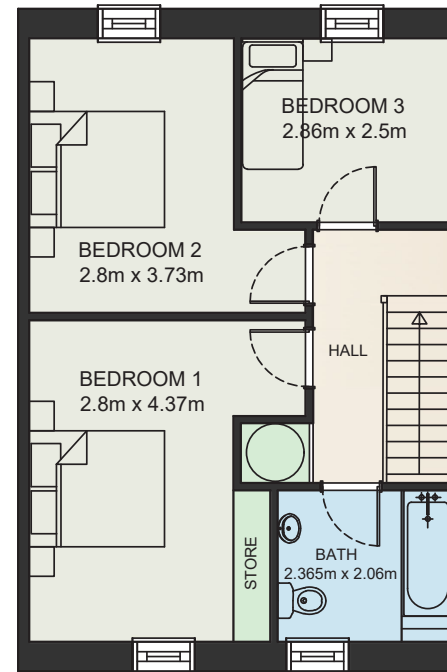
- Town Centre – 1km
- Royal Canal Greenway – 200m
- Bellview Medical Centre – 50m
- Lakepoint Retail Park – 1.5km
- Harbour Place Shopping – 1.2km
- Midland Regional Hospital – 1.8km







GROUND FLOOR



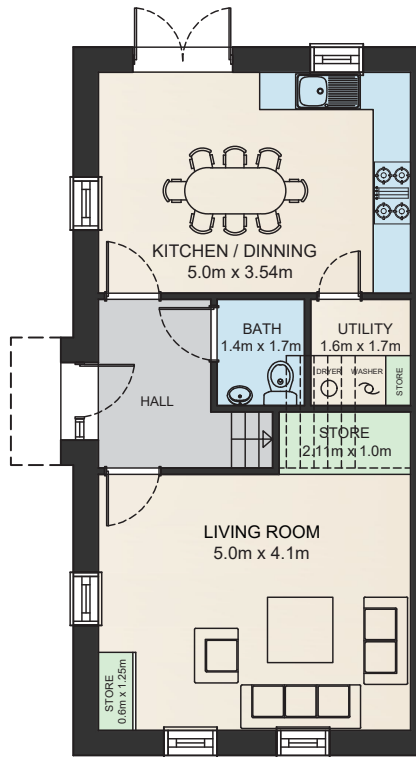
FIRST FLOOR

TYPE A
GROSS INTERNAL AREA

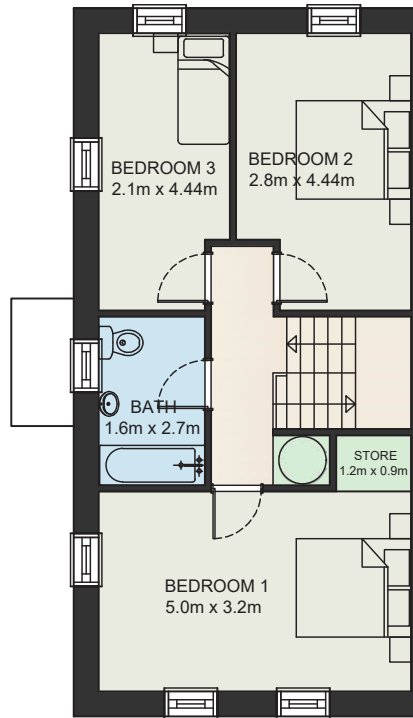
Ground floor : 50.8 m², First floor : 48 m²

TOTAL : 98.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



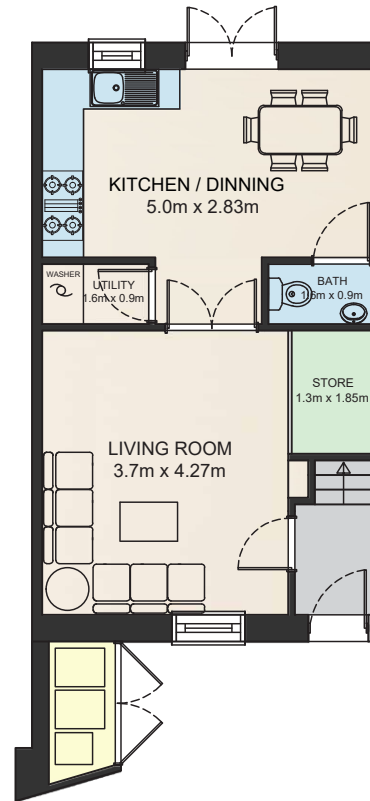
GROUND FLOOR



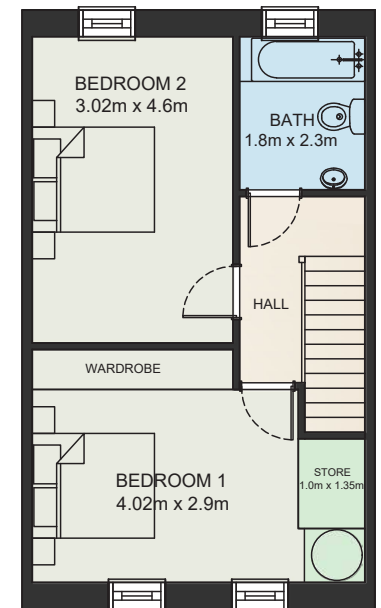
FIRST FLOOR

TYPE A1
GROSS INTERNAL AREA
 Ground floor : 52.7 m², First floor : 52.7 m²
TOTAL : 105.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR



FIRST FLOOR

TYPE B
GROSS INTERNAL AREA
 Ground floor : 43 m², First floor : 41 m²
TOTAL : 84 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY MISREPRESENTATION ACT

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