

For Sale
By Private Treaty

Guide Price
€337,500

mark nestor
Property Services



55 River Village, Monksland
Athlone, Co. Westmeath, N37 N5N3

3 Bed/2 Bath/Semi-D

Description

Mark Nestor Property Services are delighted to introduce to the market this truly exquisite three-bedroom semi-detached home, presented in exceptional turn-key condition. The current owner-occupiers have stylishly renovated and upgraded the property throughout, resulting in a warm, contemporary and effortlessly comfortable home.

Nestled within a quiet cul-de-sac in the sought-after River Village development, this property offers generous living accommodation along with a superb blend of modern features. On arrival, a welcoming and spacious hallway sets the tone for the quality that follows, with a staircase leading to the first floor and access to all principal rooms. The front sitting room enjoys excellent natural light and benefits from a solid fuel back boiler, forming a cosy focal point. A guest WC completes the downstairs accommodation.

To the rear, the open-plan kitchen and dining area is one of the standout spaces of this home. Flooded with light, it features a stylish fitted kitchen, generous worktop and storage space, and a dining area that opens directly onto the rear garden through French doors. Off the kitchen lies a practical utility room, neatly tucked away and perfect for everyday convenience.

Upstairs, there are three spacious double bedrooms, each thoughtfully presented. The master bedroom comes complete with its own en-suite, while the main family bathroom is beautifully finished. A notable feature of the first floor is the private balcony, offering an additional outdoor space to enjoy a quiet moment overlooking the cul-de-sac.

Externally, the property continues to impress. To the front, a tarmac driveway and block-built boundary walls provide a clean and secure approach. Side access leads to a generous rear garden, enhanced by mature trees, a concrete patio area ideal for outdoor dining, and two storage sheds—one at the side and one at the rear of the garden. The heating system has also been comprehensively upgraded, with a dual system combining solid fuel back boiler and a newly installed gas system with a new gas boiler.

Location

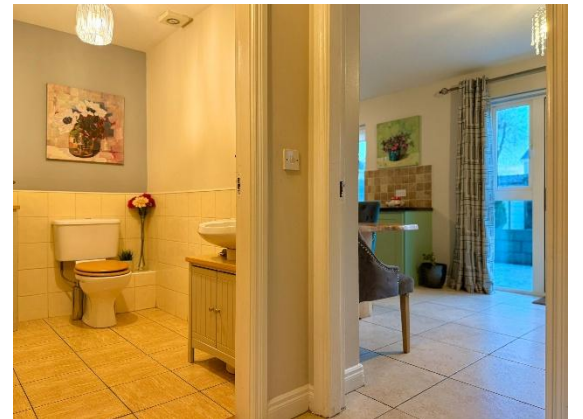
Located within the well-established River Village development, the property enjoys the convenience of a central green area and a wide array of local amenities just a short walk away. These include SuperValu, a pharmacy, opticians, coffee shop, Athlone Springs Hotel, Monksland Medical Centre and Cloonakilla National School.

Homes of this quality, location and presentation are exceptionally rare in the current market, and early viewing is strongly recommended.

Features

Beautiful, Three Bedroom Home in River Village
Dual heating system – solid fuel back boiler & newly installed gas system with new boiler
Downstairs WC
Tarmac driveway & block-built boundary walls
Side gate with external storage shed







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