

For Sale

Asking Price: €325,000

Fabulous Three Bed Semi Detached Property, approx.
1194 sq.ft.

**Sherry
FitzGerald**
Davitt & Davitt



42 The Park, Lakepoint,
Mullingar, Co. Westmeath,
N91 V9D7.

BER C1

Dominick Street, Mullingar, Co. Westmeath Telephone (044) 9340000 Fax (044) 93 43726
The Square, Castlepollard, and Co. Westmeath Telephone (044) 9661000 Fax (044) 96 61129
email: loreilly@sfdd.ie Website: www.davittanddavitt.ie

These details do not form any part of any contract and are issued on the understanding that all negotiations are conducted through the agents
Auctioneers Licence Number 001440 / Registered Number 365872

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

sherryfitz.ie



Situated in a prime location within the ever-popular Lakepoint estate, this bright and spacious three-bedroom semi-detached residence is presented to the open market in excellent condition throughout. Well maintained and tastefully decorated, the property benefits from ample off-street parking to the front and a low-maintenance exterior, making it an ideal starter home for a first-time buyer or an excellent investment opportunity.

The accommodation is well laid out and designed. On the ground floor, the entrance hall features laminate flooring and decorative coving. To the front of the property, the sitting room is bright, complete with an inset solid fuel stove, laminate flooring, coving, and a bay window. To the rear, the kitchen offers tiled flooring, a gas hob, and rear access, opening into a spacious open-plan living/dining area finished with laminate flooring, coving, and a modern vertical radiator. A guest WC with wash hand basin and laminate flooring completes the ground floor.

Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one and bedroom two both benefit from laminate flooring and built-in wardrobes, while the primary bedroom is generously sized with carpet flooring, built-in wardrobes, and a private en-suite shower room. The main family bathroom is fitted with a bath with shower, WC, wash hand basin, laminate flooring, and tiled splashback.

Externally, the property has a gated side entrance, well-maintained and private rear garden that is not overlooked. Additional features include gas-fired central heating, PVC double-glazed windows and doors, and ample parking.

Lakepoint is ideally located on the Dublin side of Mullingar town, within easy access of the N4 motorway. Primary and secondary schools, shopping facilities, social amenities, GAA grounds, and Lakepoint Business Park are all within walking distance, making this a highly convenient location.

This is a superb opportunity to acquire a well-maintained home in a prime residential area. Viewing is highly recommended to fully appreciate.



Accommodation

Entrance Hall	1.759m x 4.741m (5'9" x 15'7"): Laminate floor, coving.
Sitting Room	4.736m x 4.101m (15'6" x 13'5"): Inset stove, laminate floor, coving, bay window.
Kitchen	2.966m x 2.940m (9'9" x 9'8"): Tiled floor, rear access, gas hob.
Living Area	6.045m x 3.746m (19'10" x 12'3"): Laminate floor, coving, vertical radiator, open plan.
Guest WC	1.573m x 0.785m (5'2" x 2'7") WC, wash hand basin, laminate floor.
Landing	1.918m x 2.927m (6'4" x 9'7"): Carpet flooring.
Bedroom One	2.375m x 2.771m (7'10" x 9'1"): Laminate floor, built in wardrobes.
Bedroom Two	3.663m x 2.185m (12' x 7'2"): Laminate flooring, built in wardrobes.
Bedroom Three	4.035m x 3.719m (13'3" x 12'2"): Carpet floor, built in wardrobes, primary bedroom.
En-Suite	2.016m x 1.687m (6'7" x 5'6"): Laminate floor, shower cubicle, wash hand basin, WC.
Bathroom	1.975m x 1.912m (6'6" x 6'3"): Laminate floor, wash hand basin, WC, tiled splashback, bath with shower.

BER

BER C1,
BER No. 116285776



Special Features & Services

- GFCH
- Inset solid fuel stove
- Not overlooked to rear
- Spacious and bright home
- Brand New Integrated Fridge Freezer
- Family estate
- Ideal family home
- Well maintained throughout
- Gated side entrance
- Low maintenance exterior
- Ample parking
- PVC windows and doors
- New uPVC soffits and fascias all around the house
- Upgraded Insulation in the attic to 300mm
- Close to N4 motorway
- Close to Mullingar town
- Well maintained gardens
- Walking distance to Lakepoint Business Park
- Prime location
- Close to local schools, Church & GAA grounds



Directions

N91 V9D7



NEGOTIATOR

Gary Corroom M.I.P.A.V.
Sherry FitzGerald Davitt & Davitt
Dominick Street, Mullingar, Co
Westmeath
T: 087 7944115 / 0449340000
E: loreilly@sfdd.ie

VIEWING

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

sherryfitz.ie



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 001440