

# For Sale

Asking Price: €230,000

**Sherry  
FitzGerald**  
Davitt & Davitt



203 Cuan Mhuire, Belvedere Hills,  
Mullingar, Westmeath,  
N91 V348

**BER** C1

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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**



An excellent opportunity to acquire this superb three-bedroom apartment located within a small, secure gated development of just 18 apartments in the highly sought-after Belvedere Hills. Presented in turnkey condition, having been recently renovated and maintained to an excellent standard throughout. It offers an ideal option for both owner-occupiers and investors seeking strong rental yield in a prime location.

The accommodation comprises a welcoming entrance hall with laminate flooring, intercom system, and hot press. This leads to a spacious and bright living/dining area featuring laminate flooring, feature lighting, an inset electric fireplace with timber surround, media wall, and double patio doors opening to a balcony overlooking a landscaped green area.

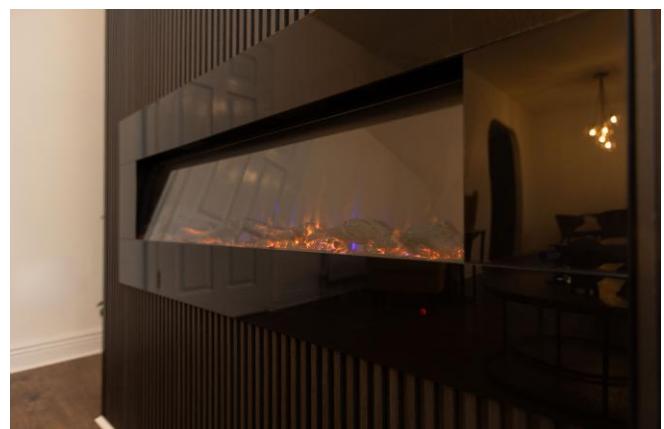
The fully fitted kitchen offers ample storage and includes oven, hob, tiled flooring, and tiled backsplash, providing a practical and well-designed workspace.

There are three well-proportioned bedrooms, all finished with carpet flooring. Two bedrooms benefit from fitted wardrobes, while the primary bedroom includes a phone point and a fully tiled en-suite shower room. The main bathroom is finished with wall and floor tiling and includes a three-piece suite with bath and shower.

Externally, the apartment enjoys a very private position, not overlooked to the front or rear, with views over communal green areas. The development is professionally managed and ample communal parking. Secure electronic gates with mobile phone.

Belvedere Hills is conveniently close to the town centre, crèches, shops, primary and post-primary schools, Mullingar Train Station, and just minutes from the N4 motorway, making it ideal for commuters to Dublin.

Viewing is highly recommended to fully appreciate this property.



## Accommodation

<b>Entrance Hall</b>	2.22m x 3.09m (7'3" x 10'2"): Laminate floor, intercom system, hot press.
<b>Living Room</b>	4.12m x 7.68m (13'6" x 25'2"): Laminate floor, feature lighting, inset electric fireplace, media wall.
<b>Bedroom One</b>	2.81m x 3.70m (9'3" x 12'2"): Carpet, fitted wardrobe.
<b>Bedroom Two</b>	3.00m x 2.44m (9'10" x 8'): Carpet.
<b>Bedroom Three</b>	3.03m x 3.78m (9'11" x 12'5"): Carpet, fitted wardrobe, phone point, ensuite.
<b>Ensuite</b>	0.94m x 2.80m (3'1" x 9'2"): Tiled floor, wall tile, WC, wash hand basin, tiled pump shower.
<b>Living Area</b>	4.12m x 7.68m (13'6" x 25'2"): Laminate floor, feature lighting, gas fire with timber surround, TV & internet points, double patio doors to balcony.
<b>Kitchen</b>	2.67m x 3.29m (8'9" x 10'10"): Tiled floor, fully fitted kitchen with oven, hob & tile backsplash.
<b>Bathroom</b>	2.26m x 1.76m (7'5" x 5'9"): Tiled floor, wall tile, WC, wash hand basin, bath with shower.



## BER

BER C1,  
BER No. 115436172



#### Included;

- Curtains
- Blinds
- Light fittings
- Fixtures & fittings
- All appliances

#### Features;

- Ample parking
- Overlooking green area
- Prime Location
- Small secure gated development
- Very private, not overlooked front or rear
- Intercom system
- Secure Electronic Gates with access via mobile phone
- Double Glazed Windows
- Master bedroom en-suite
- Only 6 apartments in the block
- Ample communal parking
- Fitted Wardrobes
- Professionally Managed Development
- Management Fees €1,350pa
- Landscaped communal gardens
- Turn Key property for owner occupier or investor
- Strong rental yield

#### Directions

N91V348



#### 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.

[sherryfitz.ie](http://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.  
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