



Fabulous Eight Bedroom Property In Showhouse Condition.

Hillcrest, Ballykilmore, Tyrrellspass County Westmeath, Ireland, N91 C2F7.



**Sherry
FitzGerald**
Davitt & Davitt

DESCRIPTION

Nestled in a tranquil countryside setting, this exceptional eight-bedroom home is finished to an impeccable standard. Its elegant decor and high-quality finishes, including solid oak flooring throughout its three-storey living accommodation, create a warm and inviting atmosphere.

Situated on a secure and private site just off the N52, this property combines country living with effortless access to major towns and amenities. Entry is via electric gates, leading to a spacious driveway with ample parking. The beautifully landscaped gardens, mature shrubbery, and outdoor lighting enhance the charm of the residence, while the rear garden has been extended with a dedicated BBQ area.

Ground Floor

Stepping inside, the welcoming entrance porch and hall lead to the bright and spacious living room that features an open fireplace with a tiled surround, a wood-panelled ceiling, and double patio doors opening onto a charming balcony. The impressive fully fitted kitchen, complete with a wood-top counter, breakfast bar, and integrated appliances, flows seamlessly into the dining room, with a gas stove, and double doors to the rear garden.

A convenient utility room, fully plumbed for a washer and dryer, provides additional storage. The ground floor also accommodates four generously sized bedrooms, each with solid oak flooring and built-in wardrobes.

A tastefully finished family bathroom, complete with a three-piece suite and fully tiled power shower, completes this level.

Lower Level

Descending to the lower level, an expansive second living area with a solid fuel stove and access to the rear garden. Fitness enthusiasts will appreciate two dedicated gym rooms.

First Floor

Ascending to the first floor, the primary bedroom boasts fitted and walk-in wardrobes, spotlights, and a beautifully appointed en-suite bathroom with a Velux window. Three additional bedrooms on this level provide bright and spacious accommodation, one with fitted wardrobes and all with en-suite shower room.

Location & Features

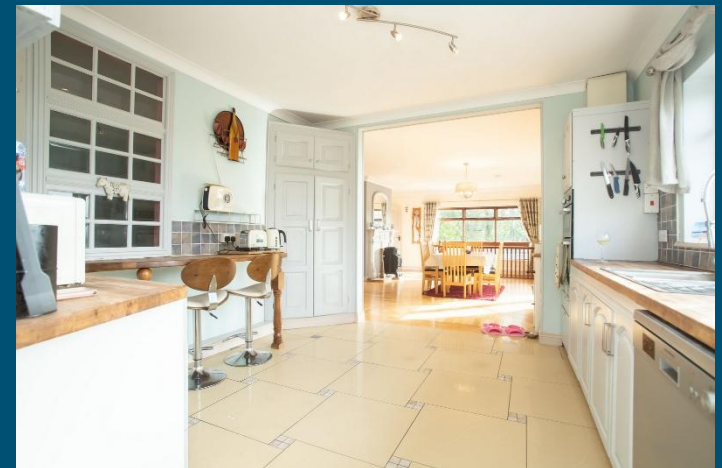
Beyond its impressive interiors, this home also benefits from modern conveniences such as upgraded double-glazed windows (2023), oil-fired central heating, and a security gate ensuring a safe and private environment. With its enviable location just minutes from Tyrrellspass and Rochfortbridge villages, a short drive from Mullingar, and within an hour of Dublin, this exceptional property truly offers the best of both worlds. Viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

Asking Price €635,000



Accommodation Ground Floor

Porch	13.95m x 1.06m (45'9" x 3'6"): Tiled floors, timber frame windows.
Entrance Hall	4.93m x 2.5m (16'2" x 8'2"): Solid oak floors, L-shaped, chandelier, bright.
Living Room	7.36m x 4.33m (24'2" x 14'2"): Solid oak floors, wood panel ceiling, TV point, open fireplace with tile surround, bright and spacious, double patio doors to balcony.
Kitchen	3.93m x 3.6m (12'11" x 11'10"): Tiled floors, impressive fully fitted kitchen with wood-top counter, stainless steel sink, fitted appliances, ample storage, breakfast bar, ample power points, bright and spacious.
Dining Room	5.53m x 7.18m (18'2" x 23'7"): Solid oak floor, coving, gas stove with timer surround, bright and spacious, double patio doors to rear, ample power points, stairs to lower-level living area.
Utility Room	2.65m x 1.73m (8'8" x 5'8"): Tiled floors, centre piece lightings, plumbed for washer/dryer.
Hallway	11.95m x 1.26m (39'2" x 4'2"): Solid oak floors L-shaped, chandelier.
Bedroom One	3.77m x 3.54m (12'4" x 11'7"): Solid oak floor, bright and spacious, built-in wardrobe.
Bedroom Two	3.77m x 3.33m (12'4" x 10'11"): Solid oak floor, bright and spacious, built-in wardrobe.
Bathroom	3.78m x 1.82m (12'5" x 6'): Tiled floors, wall tiling, wood panel ceilings, three-piece suite with, fully tiled power shower.
Bedroom Three	3.77m x 3.8m (12'4" x 12'6"): Solid oak floors, built in wardrobe, bright and spacious.
Bedroom Four	3.78m x 4.14m (12'5" x 13'7"): Bright and spacious, solid oak floors, built in wardrobes.
En-Suite	3.63m x 1.32m (11'11" x 4'4"): Tiled floors, WC, wash hand basin with tiled background, fully tiled shower cubicle.



Lower Level

Living Area

5.58m x 6.93m (18'4" x 22'9"):
Solid oak floors, solid fuel stove with back boiler,
bright and spacious, door to rear.

Gym Room

5.71m x 3.48m (18'9" x 11'5"):
Solid oak floor, bright and spacious, ample power
points.

Gym Room Two

5.46m x 3.39m (17'11" x 11'1"):
Solid oak floor, bright and spacious, ample power
points.

First Floor

Landing

5.58m x 6.93m (18'4" x 22'9"):
Solid oak floors, bright and spacious, ample power
points.

Master Bedroom

5.96m x 6.6m (19'7" x 21'8"):
Solid oak floor, bright and spacious, spotlights,
fitted wardrobes & walk in wardrobes.

En-Suite

4.63m x 2.51 (15'2" x 2.51):
Tiled floors, Velux windows, three-piece suite.

Walk in Wardrobe

1.58m x 1.92m (5'2" x 6'4"):

Bedroom Six

5.25m x 2.92m (17'3" x 9'7"):
Solid oak floors, bright and spacious, fitted
wardrobes, en-suite.

En-Suite

1.09m x 1.94 (3'7" x 1.94):
Tiled floor, wall tiling, WC, wash hand basin, fully
tiled shower.

Bedroom Seven

4.08m x 4.43m (13'5" x 14'6"):
En-Suite

Bedroom Eight

6.5m x 4m (21'4" x 13'1"):
En-suite



Special Features & Services

- Detached property
- OFCH
- Bright and spacious property
- Double glazed windows upgraded and new doors 2023
- 0.25 Acre site extended at rear with BBQ Area
- Show house condition
- Excellent décor
- Not overlooked front or rear
- Tarmac drive
- Ample parking
- Three storey property
- Balcony and porch
- Mature shrubbery
- Landscaped gardens
- Security gate
- Safe and secure site
- Outdoor lighting
- c.0.75 acre
- Minutes drive from Tyrrellspass village
- Minutes drive from Rochfortbridge village
- Just off the M6/N52
- Close to all local amenities
- Dublin 60 minutes
- Mullingar 15 minutes

BER Details

BER Rating: B3

BER Number:114372048





