

Sherry FitzGerald Davitt & Davitt
ICS House
The Square
Castlepollard
Westmeath
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Ballynagall, Collinstown

Starting Bid: €240,000.00



For sale by Sherry FitzGerald Davitt & Davitt via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

First deceits then delights with this four-bedroom detached bungalow on approx 1 acre site with a selection large block built sheds. Located in arguably one of Irelands most attractive scenic areas, within easy reach of many lakes and rivers for fishing and water sports including Collinstown village which is just 1km from the property for primary school, creche, local shop, pubs and its Blue Flag Lake Lough Lene famous for fishing, water sports and leisure facilities. Approx 6.5km to the historic village of Fore which has been designated as an area of outstanding natural beauty and is steeped in myth and history, surrounding wooded valley and the ruins of the 11th century Benedictine Abbey.

The accommodation briefly comprises to the entrance hallway with PVC door, kitchen/diner with fitted wall and floor units, solid fuel Stanley range and front aspect. The sitting room is to the front with solid fuel stove. There are four good sized bedrooms, some with plumbing for wash hand basins, utility room with presses and the main family bathroom, there is also a music room which would be ideal for use as a home office.

The exterior is well maintained with newly fenced boundary and stone wall to the front. There is ample car parking space and gardens to the side. To the rear there is a block built shed with concrete base, power and water supply containing a Jacuzzi, sauna and shower cubicle. And an adjoining shed/workshop with concrete base and power supply divided into two divisions.

Castlepollard approx 8km away which offers all necessary amenities including a selection of local shops, pubs, Churches, Tesco shopping centre, two primary schools, a post primary school, beauty salons, hardware and credit union. Tullynally Castle garden and forestry walks and Mullaghmeen Forest Park for walks and mountain bike tracks all on your door step.

Delvin is approx. 8.5km from the property and has all necessary amenities to hand including a primary school, crèche, credit union, post office, Church, local shops, pubs, GAA clubs and easy access to the N4 motorway.

Special Features & Services

Oil fired central heating

Solid fuel Stanley range

Electric heaters

Mains water

Septic tank

PVC double glazed windows and doors Alarmed

Footpaths

Attic recently installed

Floors insulated

Satellite dish wired in 3 rooms

Fully drylined 40ml

Approx 1-acre site

Folio No: WH18942

Well fenced

Built c.1960

Selection of large outbuildings

Purchasers may be able to avail of the Vacant Property Grant

Approx 85.36 (m2) 919 sq.ft

Approx 1km from Collinstown Village

Approx 6.5km Fore

Approx 8km Castlepollard

Approx 8.5km Delvin

Approx 19.5 km Mullingar Approx 1 Hour 10 Mins to Dublin airport

BER F / BER No. 117174755

Floor Area 85.36 m2

Included In Sale

Gas cooker

Undercounter fridge

Blinds

Curtains

Jacuzzi
Sauna
Fixtures & Fittings

Accommodation

Entrance Hall

0.992m x 4.236m (3'3" x 13'11")

3.260m x 1.010m (10'8" x 3'4")

PVC door, laminate flooring, dado rail, stira stairs to the attic.

Sitting Room

3.335m x 2.995m (10'11" x 9'10"):

Front aspect, timber flooring, solid fuel fireplace, picture rail.

Kitchen/Diner

2.958m x 4.806m (9'8" x 15'9"):

Fitted with wall and floor units offering ample storage space, two windows front aspect, spotlights, plumbed for dishwasher, laminate flooring, solid fuel Stanley range (heats water).

Utility Room

1.796m x 2.141m (5'11" x 7'):

Fitted units, sink, plumbed for washing machine, tiled splash back, tiled flooring, Velux window.

Bedroom One

2.971m x 2.585m (9'9" x 8'6"):

Side aspect, laminate flooring, fireplace, built in wardrobe, wall mirror, wash hand basin.

Bedroom Two

4.099m x 3.022m (13'5" x 9'11"):

Double room, timber flooring, built in wardrobe, fireplace, side aspect, hot-press with cylinder suitable for solar panels.

Back Hall

2.259m x 0.968m (7'5" x 3'2"):

PVC door, tiled flooring, dado rail, timber ceiling.

Bathroom

2.036m x 1.957m (6'8" x 6'5"):

Contains WC, wash hand basin, bath, electric shower over bath, timber ceiling, tiled flooring, part tiled walls, electric heater.

Music Room

4.095m x 1.957m (13'5" x 6'5"):

Tiled flooring, side aspect, timber ceiling, LED spotlights, Ideal for use as a home office.

Guest WC

1.584m x 0.883m (5'2" x 2'11"):

Timber ceiling, tiled flooring, radiator, wall light.

Bed Three

2.982m x 2.793m (9'9" x 9'2"):

Shelves with lights and Bluetooth speaker, laminate flooring, wash hand basin, rear aspect, timber ceiling.

Bedroom Four

2.674m x 2.984m (8'9" x 9'9"):

Laminate flooring, timber ceiling, wash hand basin, wall lights.

Shed

9.016m x 4.900m (29'7" x 16'1"):

Block built, concrete base, power supply, with shower cubicle, Jacuzzi and sauna.

Directions

From the village of Collinstown proceed out the Delvin Road for approx 1km and the house is on your left-hand side as indicated by our Sherry FitzGerald Davitt & Davitt For Sale Sign Eircode N91 H293

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Davitt & Davitt or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. [iamsold](http://iamsold.com) and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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