

A stunning Georgian style residence located on Main Street, Delvin with the added advantage of a modern one bedroom self-contained unit to the rear.



Main Street, Delvin, Co. Westmeath N91 A304



1938.00 sq ft



4



3

INTRODUCTION

Situated in the heart of Delvin village on a prominent corner site, the property boasts a spacious yard with rear access and offers bright, comfortable, and generously sized living spaces.

The home is equipped with oil fired central heating and a solid fuel stove with back boiler making it an ideal family home with the potential to generate additional income from the self-contained unit.

The main residence is well proportioned offering abundant living space. Upon entering, you are welcomed by a large Entrance Hall, highlighted by an intricate fanlight above the front door, allowing natural light into the space.

Off the hall, you'll find the living room and reception room both featuring elegant details like coving and dado rails.

The living room is further enhanced by a hardwood fireplace with a cast iron insert. A spacious dining room is nicely separated from the kitchen which features wall to floor units and a stainless steel sink.

The kitchen also includes a large stove with a back boiler, providing an excellent alternative heat source to the oil system.

Upstairs a bright landing with large windows leads to three well proportioned bedrooms with the master bedroom benefiting from an ensuite.

The self-contained unit, accessed via its own entrance, has a private front yard. Inside, it features a well-designed layout, with the bedroom and bathroom leading off a cozy lounge area. The kitchen, accessed through the lounge, is fitted with vinyl flooring, built-in wall-to-floor units, and a stainless steel sink.

Delvin village offers all essential amenities, including schools, grocers, doctors, a pharmacy, pubs and restaurants.

Delvin is a great residential address with a vibrant community, located on the junction of the M51 and the M52. It is located 20 minutes from Mullingar, 20 minutes from Kells, and 30 minutes from Navan.

ACCOMMODATION

Entrance Hall

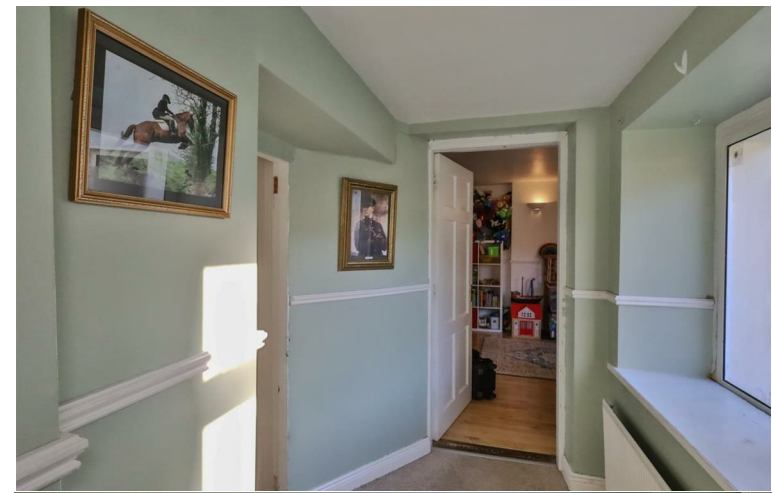
19'4" x 5'10"

With carpet, original stairs, deep coving and dado rail.

Reception Room

17'4" x 12'9"

With wooden flooring, coving and dado rail.





Living Room

17'0" x 12'9"

With wooden flooring, hardwood fireplace with cast iron insert open fire, coving centrepiece and dado rail.

Inner Hallway

14'9" x 5'2"

With carpet and dado rail.

Bathroom

8'6" x 5'2"

With tiled flooring and walls, bath, w.h.b and w.c.

Dining Room

13'9" x 11'5"

With wooden flooring, hardwood fireplace with cast iron insert open fire, dado rail and access to attic space.



Kitchen

13'1" x 10'9"

With wooden flooring, partially tiled walls, wall to floor units, stainless steel sink, solid fuel stove with back boiler and granite hearth.

Utility Room

7'10" x 7'10"

With tiled flooring, washing machine, oven, hob, extractor fan, hotpress, access to attic and door to rear.

Landing

17'4" x 5'6"

With carpet, original stairs, large window and dado rail.



Bedroom 1

15'5" x 13'1"

With wooden flooring and built in wardrobe.



Ensuite

7'2" x 3'3"

With tiled flooring and partially tiled walls, shower, w.h.b and w.c.

Bedroom 2

12'9" x 8'6"

With wooden flooring.





Bedroom 3

12'9" x 8'6"

With wooden flooring.

Self Contained Flat

Entrance Hall

8'6" x 3'3"

With tiled flooring and PVC double glazed door.

Bedroom

10'9" x 9'10"

With wooden flooring.

Bathroom

8'2" x 5'10"

With vinyl flooring, walk in shower, w.h.b and w.c.

Lounge

11'5" x 9'10"

With laminate flooring and cast iron fireplace with open fire.

Kitchen

9'10" x 5'6"

With vinyl flooring, built in wall to floor units, stainless steel sink and fridge freezer.

FEATURES

- Beautifully proportioned Georgian accommodation
- Corner site
- Large back yard with rear entrance
- Located on the N52 between Mullingar and Kells
- Vibrant village location
- Oil fired and solid fuel central heating
- Mains water & sewerage
- Self contained flat - Separate electric and heating supply (OFCH)
- Self contained flat - BER F

DIRECTIONS

Eircode: N91 PDE4





To Kells

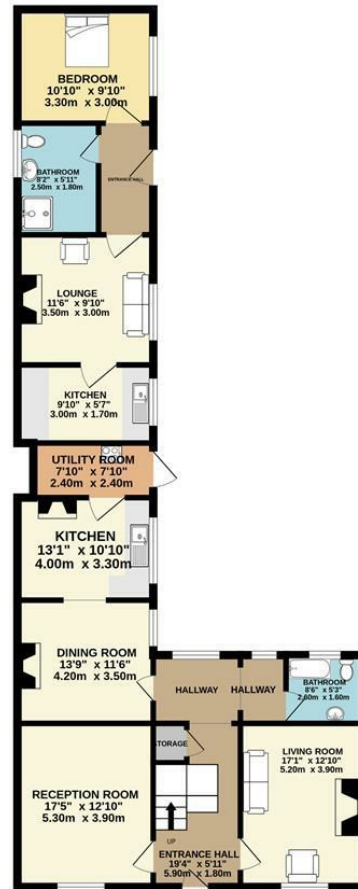
To Mullingar

To Ballivor

STOP

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1938sq. ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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