

PSRA Licence No: 003201

FOR SALE

ATTRACTIVE 3 BEDROOM RESIDENCE

31 TORMEY VILLAS

ATHLONE

CO. WESTMEATH

N37 PX61



Attractive recently renovated and extended much loved family home situated in a most sought after residence area within walking distance of all local amenities.





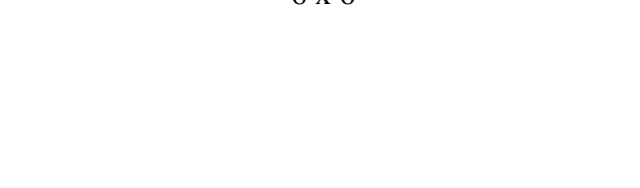
This property is very well presented by its present owners and offers a spacious and bright open plan layout.



Accommodation includes entrance hallway, open plan kitchen/dining area/sitting room, 3 large bedrooms and 2 bathrooms. Outside attractive grounds incorporating fully serviced garage with rear garden entrance.

Price Region: €165,000

Ref: C01175

BER: C3

Accommodation	Dimension	Details
Entrance Hall	14 x 7 	Oak timber flooring, stairway to first floor, plumbed for washer & dryer off hallway.
Kitchen	16 x 15 	Oak timber flooring, fully fitted kitchen units, electric hob & cooker, patio door to rear yard.
Sitting Room	12 x 12 	Oak timber flooring, timber surround solid fuel Mulberry stove with back boiler.
Bathroom (Downstairs)	10 x 6 	Tiled floor to ceiling, 3 piece suite with electric shower..
Bathroom (Upstairs)	6 x 6 	Vinyl flooring, tiled walls, 4 piece bathroom suite with electric shower.

Bedroom 1 (Downstairs)	12 x 9 	Oak timber flooring.
Bedroom 2	12 x 10 	Carpet flooring, built in wardrobe.
Bedroom 3	15 x 10	Timber flooring, built in wardrobe.

Features:

- ❖ Dual heating system (oil & solid fuel)
- ❖ PVC glazed windows
- ❖ Stira stairs to attic – suitable for storage
- ❖ Hot press with immersion
- ❖ 18 x 9 fully serviced garage
- ❖ Within walking distance of town centre and all local amenities
- ❖ Lawned front garden
- ❖ Easy access to motorway
- ❖ Large yard with rear entrance

