

PSRA Licence No: 003201

For Sale
Dublin Road
Moate
Co. Westmeath
N37 RK60






This quaint 3 bed detached family home, nestled on C 0.5 of an acre is walking distance from everything Moate has to offer. The property comprises of 3 bedrooms, a family bathroom, kitchen/dining area, utility and a large living room.

The property features Positive Input Ventilation. An added benefit to this property is the large open space surrounding it with a detached garage to rear.

Viewing is advised.

Price Region: €174,950

Accommodation	Dimension	Details
Entrance Hall	12 x 6	Timber flooring.
Kitchen	16 x 10 	Tiled flooring, Solid wood units, solid fuel stove with back boiler.
Utility Room	5 x 8	Tiled flooring, Solid Wood units, plumbed for washing machine & dryer.
Sitting Room	13 x 13 	Timber flooring, stove.
Bathroom	10 x 6 	Tiled flooring, partially tiled walls, 3 piece suite.

Bedroom 1

12 x 12

Carpet flooring.



Bedroom 2

11 x 12

Carpet flooring.



Bedroom 3

12 x 10

Carpet flooring.



Features:

- ❖ **Dual heating system (Oil fired & stove with back boiler)**
- ❖ **Positive Input Ventilation feature recently added**
- ❖ **Lawned front and back garden**
- ❖ **Double glazed PVC windows**
- ❖ **Detached garage, c. 400 sq. ft.**
- ❖ **Within walking distance of all local amenities including schools, shops and town centre**

