

*PSRA Licence No: 003201*

**FOR SALE**

**APARTMENT 82 THE ORCHARD  
BLYRY LOWER  
ATHLONE  
CO. WESTMEATH  
N37 N500**



Fantastic opportunity to purchase this two/three bedroom spacious apartment in the much sought after development of The Orchard.

This exceptionally large and deceptive two bedroom/three apartment, situated on the second floor, is ideally located with easy access to the M6 motorway. The apartment briefly comprises of a large open plan living area with kitchen 2/3 large double bedrooms and a family bathroom.

This apartment could be an ideal investment opportunity or as an owner occupier.

The Agent highly recommends viewing this property to appreciate what it has to offer.

**Price Region: €125,000**

ACCOMMODATION	DIMENSION	DETAILS
<i>Entrance Hall</i>	<p>10 x 8</p> 	Carpet flooring.
<i>Kitchen</i>	<p>13 x 11</p> 	Tiled flooring, Timber units, plumbed for washing machine & dishwasher, south facing aspect.
<i>Utility Room</i>	<p>9 x 5</p>	Tiled flooring.
<i>Living Room</i>	<p>15 x 12</p> 	Tiled flooring, electric fireplace, bay window, south facing aspect.
<i>Bathroom</i>	<p>9 x 8</p> 	Tiled floor to ceiling, 4 piece suite.

<b><i>Bedroom 1</i></b>	15 x 11 	Solid wood flooring.
<b><i>Bedroom 2</i></b>	13 x 11 	Solid wood flooring.
<b><i>Bedroom3/Attic</i></b>	22 x 20 	Built for attic conversion, including plumbed waste pipes and electrics.

**Features:**

- ❖ **Gas fired central heating**
- ❖ **Double glazed windows**
- ❖ **Parking for two cars**
- ❖ **Within walking distance of all local amenities and the motorway**
- ❖ **Ideal investment opportunity**