



# CLOG NA LÉINN

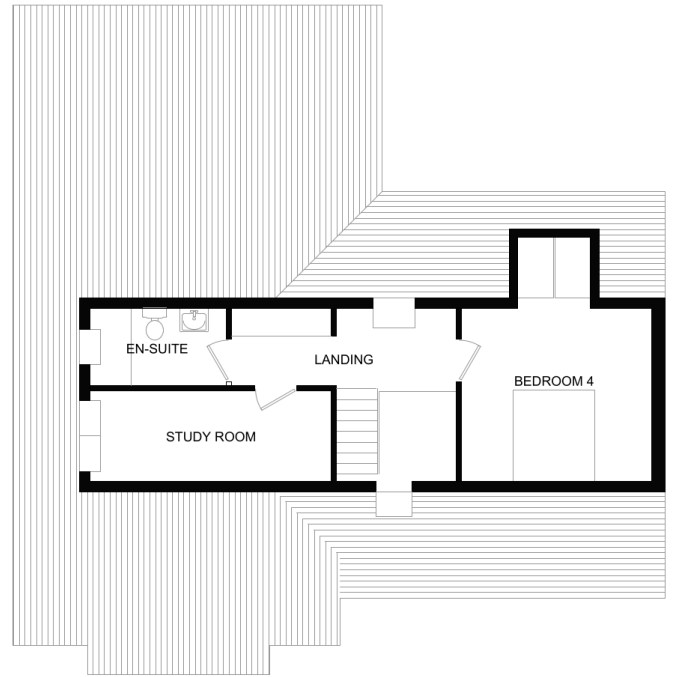
COLLINSTOWN, CO. WESTMEATH

## KILPATRICK

The Kilpatrick is ideal for those homeowners who are looking for a predominately single floor living area. It is a two-story detached home and can provide a highly customisable living environment.



Ground Floor Layout



First Floor Layout

### Interior Home Areas:

- Four (4) Bedrooms: three downstairs; one upstairs
- Living Room
- Dining Room
- Study Upstairs
- Kitchen with an island
- Three (3) Full Bathrooms: two of which is an en-suite bathroom; one an accessible bathroom
- Entrance Hall with built-in cupboards under stairs
- Utility / Laundry Room and Heat Pump Room
- Linen Storage Area Downstairs

### Outside Home Areas and Landscaping:

- Patio Area in Back Yard
- Fenced Back Yard
- Seeded Back Yard Lawn
- Iron Railings Around Front Lawn / Parking Area
- Seeded Front Lawn (Plan Dependent)
- Shrubbery on Pathway to Front Door (Plan Dependent)
- Footpaths and Aprons Around the Home
- Bitumen Surface Parking Area In Front of Home

**Kilpatrick is priced from €499,000<sup>1</sup>**

**Gross Floor Area: 205 m<sup>2</sup> / 2,207 ft<sup>2</sup>**

**Price per m<sup>2</sup> / ft<sup>2</sup>: €2,434.15 / €226.10**

#### SCHEDULE OF FLOOR AREAS (sq.m):

SITTING ROOM	32.50	BEDROOM 4	18.80
KITCHEN / DINING	38.40	EN-SUITE	5.10
UTILITY ROOM	5.50	STUDY	10.50
BATHROOM	5.70	LANDING	8.20
BEDROOM 1	16.30		
EN-SUITE	3.50		
BEDROOM 2	13.30		
BEDROOM 3	12.30		
ENTRANCE HALL	19.00		

<sup>1</sup> Pricing Subject to Change Without Notice



Sherry FitzGerald Davitt & Davitt  
Jennifer Walsh,  
Castlepollard Office, Co. Westmeath  
jwalsh@sfdd.ie  
044 966 1000 | 086 394 6428



FORBES BOYLE  
Robert Forbes MIPAV,  
Artane Office, Dublin  
01 8510920 / 087 2363482  
Robert@ForbesBoyle.com