

Contemporary 4 Bedroom Detached Residence.

**Carrigshane,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers jointly with Hegarty Properties offer for sale this spacious, yet most comfortable family home of generous proportions which sits proud on a site of circa 0.5 acres.

Built in 2005, the property provides modern and versatile living accommodation which extends to c. 2,500 sq. ft.

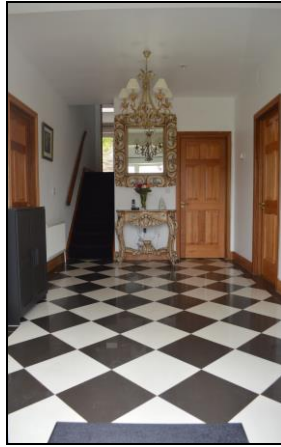
This property is located on a quiet residential road in a settled neighbourhood directly off the N25 providing easy access to Cork City and beyond in one direction and Waterford in the other.

The location is second to none, with every conceivable amenity within easy access: Midleton town centre which is less than a 5minute drive with its choice of National & Secondary Schools including the well know Midleton College and also a choice of bars & restaurants not to mention the well-known farmer's market which takes place every Saturday morning.

ACCOMMODATION :

Ground Floor:

Entrance Hallway: 4.70 x 3.0 with black & white porcelain tiled flooring & solid teak skirting & architraves.



Guest Toilet: 2.20 x 1.50 with w.c., wash hand basin & porcelain tiled flooring.

Kitchen/ Dining Area: 6.80 x 4.00 Fully fitted cream painted solid wood kitchen with feature island worktop. Integrated dishwasher and electric hob & double oven (all “Bosch” appliances). Feature Belfast sink. Floor tiled & tiled splashback. French doors to side patio/barbeque area.



Utility Room: 2.40 x 2.20 Fitted cream units, tiled flooring & stainless steel sink unit. Plumbed for washing machine & dryer. Door to side.

Sitting Room: 6.80 x 4.00 Front & rear aspect room with polished porcelain timber flooring. Open fireplace & built-in shelving.



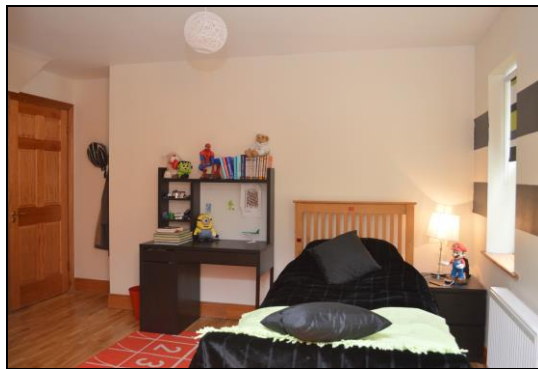
1st Return:

T.V. Room: 4.10 x 3.80 Cherry teak hardwood flooring & open fireplace. French doors to rear.



Bedroom 2: 4.10 x 2.80 Rear aspect bedroom with solid oak flooring.

Walk-in wardrobe: 2.00 x 1.77 Fully shelved. Plumbed for an en-suite (shower & w.c.).



First Floor:

Landing Area: 5.00 x 3.20 with timber floor

Master Bedroom: 4.60 x 4.00 Large, front aspect bedroom with cherry teak hardwood flooring.

En-suite: 2.10 x 2.00 Fully tiled with power shower & heated towel rail.

Walk-in wardrobe: 2.00 x 1.65 fully shelved.

Bedroom 3: 3.90 x 3.70 Front aspect room with solid oak flooring.

Walk-in wardrobe: 1.80 x 1.00 Fully shelved. Access to attic.



Master Bedroom

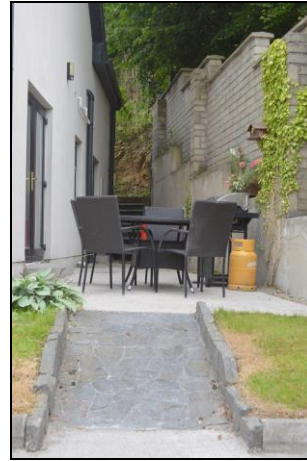


Bedroom 3

2nd Return:

Bedroom 4: 4.00 x 2.70 Rear aspect with solid oak flooring.

OUTSIDE :



Timber gated entrance leading up to the property with a pressed concrete driveway providing ample off-street parking with patio/barbeque area to the side. There are steps up to the rear yard and further on up the site there is a detached block built garden shed. There is a basement which runs along the back of the property which is fully powered and used for storage.

SERVICES : Oil fired central heating, Mains Water & Bio-cycle unit sewage.

EIRCODE : P25 RC44.

BER: B3 BER Number: 109903781.

FEATURES:

- White PVC double glazed windows on the inside and black on the outside.
- Fully powered basement which is used for storage.
- Smoke Alarms & burglar alarm fitted.
- Excellent storage space within the property.
- Triple glazed composite front door with insulation.
- Patio/barbeque area to the side.
- Ample off street parking to the front of the property.
- 300 yards from the N25.

SALE TO INCLUDE : All curtains, carpets, blinds and light fittings. Integrated electric hob & double oven and dishwasher. Four poster bed & garden shed also included in sale.

VIEWING : Strictly by prior appointment



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