

Spacious & Modern Detached Residence on a c. 1 Acre Site.

Dromdiah, Killeagh, Co. Cork.

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to offer for sale this beautifully appointed detached residence situated on a South facing 1 acre site with superb countryside views. Nestled in this rustic, yet convenient location, just 1km from Killeagh Village and all amenities, just 10 minutes from Midleton Town and allowing easy access to the N25 Roadway. Built in 2003 to the highest of standards and lovingly maintained this c. 2,700 sq. ft. residence offers generous living accommodation with bright, spacious rooms on a mature site with electric entrance gates, beautiful lawns, decking area and a selection of mature trees & shrubs.

ACCOMMODATION :

Entrance Hallway: 5.30 x 2.40 open thread staircase.



Living Room: 4.70 x 4.40 including “Flam” insert solid fuel stove, large bay window & hidden sliding double doors to the Kitchen/Dining Area.



Living Room

Conservatory : 4.00 x 3.82 solid pine floor, French Doors.



Conservatory

Kitchen/Dining Room : 5.29 x 4.40 tiled floor, built-in units & eye level presses, Integrated electric “Creda” oven & “Whirlpool” 4 ring-hob, Integrated “Bosch” dishwasher & “Whirlpool” Fridge Freezer.
Double door to rear decking area.



Kitchen/Dining Room

Utility : 3.60 x 1.90 tiled floor, sink unit, plumbed for washing machine, door to rear.

Bathroom: 3.60 x 2.30 tiled floor, bath with "Triton" T90 electric shower, w.c. & w.h.b. and double hotpress.

Master Bedroom: 6.00 x 4.4 wall to wall built-in wardrobes.

En-Suite : 2.40 x 1.17 fully tiled with large pumped shower, w.c. & w.h.b.



Master Bedroom

Bedroom 2: 3.60 x 3.60



Bedroom 2

Bedroom 3: 4.10 x 4.00



Bedroom 3

Bedroom 4/Gym: 3.60 x 3.00



Attic Room: Snooker Room 9.60 x 6.20



Office : 3.50 x 3.00



Toilet: 2.60 x 2.40

OUTSIDE :

Electric gated entrance leading up to the property with a gravel driveway,
Mature and landscaped c. 1 Acre Site with decking area to the rear.
Double Garage (with electricity) & a large shed.



SERVICES :

Oil fired central heating, Private Well & Septic Tank Drainage.

EIRCODE :

P36 F519

BER:

B3 - BER No. 109980722

FEATURES:

Generous living accommodation

Electric Entrance Gates

Superb location just 1km (0.5 mile) from Killeagh Village & the N25.

Detached Double garage (fully wired) & Detached Storage Shed.

Mature & landscaped 1 Acre Site with decking area at the rear of the residence.

PVC double glazed windows

Zoned Oil fired central heating

Master Bedroom en-suite

Guest w.c.

VIEWING : Strictly by prior appointment with the sole selling agents.



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

E: info@mccarthy McGrath.com

w: www.mccarthy McGrath.com

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