

*Substantial Detached Residence in a superb location.*

**No. 2 Upper Mill Road,  
Midleton,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring No. 2 Upper Mill Road, Midleton to the market.

Built in 2006 this stylish, modern and well maintained property extends to c. 108m<sup>2</sup> and is ideally located for those looking for a detached residence within walking distance of all the amenities Midleton Town has to offer, including Market Green Shopping Centre, Train Station & selection of Primary & Secondary Schools.

The property has ample parking to the front and an enclosed maintenance –free rear garden which is not overlooked.

Viewing is highly recommended & by prior appointment with the sole selling agents.

**A.M.V €295,000**

## **ACCOMMODATION :**

**Entrance Hallway:** 4.13 x 1.34 with porcelain tiled floor.

**Living Room :** 3.98 x 3.44 with timber floor, solid fuel Stove, 2 x t.v. points.  
Double sliding doors to -



**Kitchen/Dining Room :** 4.85 x 3.64 with porcelain tiled floor & bespoke solid Oak built-in kitchen with extensive presses and eye level units, integrated “Electrolux” electric hob, oven & extractor, integrated fridge freezer and integrated dishwasher.  
French doors to the rear.



**Utility Room** : 2.20 x 1.87 porcelain tiled floor, plumbed for washing machine, solid Oak built-in units & eye level presses, door to rear.



**Guest W.C.** : 1.55 x 1.29 porcelain tiled floor, w.c. & w.h.b



### **FIRST FLOOR :**

**Bathroom** : 2.70 x 1.86 fully tiled, bath with "Mira Elite" electric shower, w.c. & w.h.b.





**Bedroom 1:** 4.13 x 3.19 with wall to wall built-in his & her's wardrobes & t.v. point.  
**En-Suite:** 1.59 x 1.52 fully tiled with electric "Mira Elite" electric shower, w.c. & w.h.b.



**Bedroom 2:** 3.47 x 2.72 with built-in wardrobes & t.v. point.



**Bedroom 3 :** 3.57 x 2.80 with his & her's built-in wardrobes, t.v. point.



**4<sup>th</sup> Bedroom / Playroom (on ground floor) :** 2.81 x 1.97 with wall to wall built-in wardrobes.



### OUTSIDE :

Ample off Street Parking (4-6 cars) to the front.  
Enclosed private & maintenance free rear garden with new large timber shed



### SERVICES :

Gas fired central heating  
Mains water  
Mains drainage

### EIRCODE :

P25WK85

### BER:

C2 BER NO. 103800223 179.57kWh/m<sup>2</sup>/yr

### FEATURES:

Superb location, within walking distance of all amenities including Train Station  
Turn-key condition  
Bright & spacious living accommodation  
Bespoke solid Oak fitted kitchen  
Curtains & Light fittings included  
4<sup>th</sup> Bedroom / Playroom/Office on ground floor  
Gas fired central heating  
Guest w.c. on ground floor  
Master Bedroom en-suite  
Extensive built-in wardrobes in all bedrooms, giving optimum storage  
Built in units & eye level presses in the Utility Room  
Wired for Security Alarm  
Attic stairs fitted  
Off Street Parking (4-6 cars)  
Private, maintenance free garden to the rear with new timber shed

### VIEWING :

Strictly by prior appointment with the sole selling agents.



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