

## SPACIOUS THREE BEDROOM DETACHED RESIDENCE.

## No. 14 Killeagh Gardens, Killeagh Co. Cork.

For Sale by Private Treaty



McCarthy & McGrath Auctioneers are delighted to bring to the market this substantial detached residence. Built in 2006 and comprising of c. 95m<sup>2</sup> (1,025ft<sup>2</sup>), this modern and well presented property is located in the heart of Killeagh Village and within walking distance of local amenities including Shops, National School, Pubs and Church. Situated approximately 9 miles from Midleton and 6 miles from Youghal and just off the Main N25 Cork – Waterford Roadway offering easy access to Cork City.





## Accommodation:

Entrance Hallway : 3.6 X 3.2 with tiled floor, under-stairs closet, guest w.c.



Living Room: 5.5 x 3.5 timber floor, solid fuel (wood pellet) stove, door to rear patio area.



**Kitchen/Dining Room**: 4.8 x 7.2 tiled floor, built-in units & eye level presses, integrated "Tricity Bendix" electric oven & ceramic hob, plumbed for washing machine.



Master Bedroom: 3.7 x 3.2 built-in double wardrobe & work desk. En-Suite: 2.0 x 1.0 tiled shower unit, w.c. & w.h.b.



**Bedroom 2:** 3.4 x 3.0 double built-in wardrobe.



Bedroom 3: 3.2 x 2.4



Bathroom: 2.5 x 1.7 tiled floor & bath surround, bath with shower unit, w.c. & w.h.b.



## **OUTSIDE:**

Off street parking to the front for two cars & large enclosed rear garden with patio area.



**SERVICES :** Mains Water & Drainage. Solid fuel central heating (wood pellet stove) & solar panels.

**EIRCODE** : P36 N259

BER: B3 BER NO: 109345033

- FEATURES:Superb location<br/>Generous living accommodation<br/>Downstairs w.c.<br/>Substantial built-in kitchen<br/>Master bedroom with en-suite<br/>Built-in wardrobes in two bedrooms<br/>PVC double glazed windows<br/>Solar panels (water)<br/>Wood pellet stove (solid fuel central heating system)<br/>Off Street parking for 2 cars<br/>Large enclosed rear garden
- VIEWING : Strictly by prior appointment with the sole selling agents.



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