

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. 95m² (1,025ft²), 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.

A.M.V €240,000

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: BER: B3 BER NO: 109345033

FEATURES:

- Superb location
- Generous living accommodation
- Downstairs w.c.
- Substantial built-in kitchen
- Master bedroom with en-suite
- Built-in wardrobes in two bedrooms
- PVC double glazed windows
- Solar panels (water)
- Wood pellet stove (solid fuel central heating system)
- Off Street parking for 2 cars
- Large enclosed rear garden

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@mccarthymcgrath.com

W: www.mccarthymcgrath.com

PSRA Licence No. 001757