



Spacious ¾ Bedroom Semi-Detached Residence.

**No. 57 The Willows,
Gort an Oir,
Castlemartyr,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath are delighted to bring No. 57 The Willows, Gort an Oir, Castlemartyr to the market. Built in 2005, this well-proportioned residence which comprises of c. 107m² is wonderfully situated in a cul-de-sac in this popular residential development, conveniently located with easy access to the N25 and just a short walk from Castlemartyr Village and all amenities including National School, Church, Shops, Pubs and the renowned Castlemartyr Spa & Golf Resort and Garryvoe and a number of other beautiful beaches all just a short drive away.

Viewing is highly recommended.

A.M.V. €220,000



ACCOMMODATION :

Entrance Hallway: 4.0 X 1.7(m)

Study/4th Bedroom: 3.00 x 2.10 with timber floor.

Living Room : 4.0 x 3.5 cast iron fireplace with gas connection, timber floor.



Kitchen/Dining Room : 5.0 x 3.5 tiled floor, built-in units & eye level presses, plumbed for dishwasher, "Whirlpool" electric oven & 5 ring gas hob, French doors to the rear.



Utility Room: 3.0 x 1.8 including guest toilet & w.h.b,
Tiled floor, built-in presses, plumbed for washing machine, "Ferrol" gas boiler, door to rear.

FIRST FLOOR :

Master Bedroom: 4.0 x 3.2 double built-in wardrobe, solid tongue & groove timber floor.

En-Suite : 1.5 x 1.5 tiled "Electric T90" shower, w.c. & w.h.b.



Bedroom 2: 3.7 x 3.0 with built-in wardrobes, solid tongue & groove timber floor.



Bedroom 3: 3.1x3.0 with built-in wardrobes, solid tongue & groove timber floor.



Bathroom: 2.6 x 2.0 tiled floor & bath area, with bath, w.c. & w.h.b.



OUTSIDE :

Double driveway & garden to the front.
Private enclosed rear garden.



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 XT93

BER: C1 – BER NO. 100913367

FEATURES:

- Superb location
- Generous living accommodation
- Guest w.c.
- Study/Playroom/4th Bedroom on ground floor
- Utility Room
- Extensive fully fitted kitchen
- Solid Red Deal doors, architraves & skirtings
- Solid Tongue & Groove timber flooring on 1st floor
- Master Bedroom en-suite
- Wired for Security Alarm
- PVC double glazed windows
- Private 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

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