

Impressive 5 Bedroom Semi-Detached Residence.

28 Wheatley Hills,  
Broomfield Village,  
Midleton,  
Co. Cork.

For Sale by Private Treaty



McCarthy & McGrath Auctioneers are delighted to present No. 28 Wheatley Hills to the market. Built in 2007, this substantial family home extends to 169m<sup>2</sup> (1,820ft<sup>2</sup>) providing generous & well thought-out living accommodation spread over 3 floors. The property is finished and maintained to a high standard with superb attention to detail. Boasting a location that is second to none with all the amenities of Midleton Town including the Train Station within walking distance and easy access to the Northern Relief Road & School Bus service. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

**A.M.V €340,000**

# Accommodation:

**Entrance Hallway :** 3.9 x 1.1 tiled floor & under-stairs storage.

**Guest Toilet :** 1.7 x 1.6 tiled floor & wall with wc. & w.h.b.

**Living Room:** 5.5 x 3.3 front aspect, with solid Oak timber floor, bay window, marble fireplace with Oak surround & electric effect fire, t.v. point.



## **Open Plan Kitchen / Dining / Sitting Room :**

**Kitchen -** 3.7 x 3.0 tiled floor, substantial built-in units, eye level presses & breakfast bar, integrated “Electrolux” electric oven and gas hob, stainless steel extractor fan, integrated “Electrolux” dishwasher.

**Dining / Living Room:** 6.24 x 3.5 tiled floor, t.v. point., door to Playroom





**Playroom** : 4.0 x 2.2 rear aspect, with laminate floor & door to rear



**Utility Room** : 1.8 x 1.4 with tiled floor, plumbed for washing machine & tumble dryer, door to side.



**1<sup>st</sup> Floor :**

**Bedroom 1:** 2.9 x 2.5 rear aspect, built-in wardrobes, carpet, blinds & curtains.



**Bedroom 2 :** 3.9 x 3.2 rear aspect, carpet, built-in wardrobes , t.v. point.

**En-Suite:** 2.6 x 1.3 fully tiled floor to ceiling, w.c. & w.h.b & "Triton T90xi" electric shower.



**Bedroom 3 :** 3.4 x 3.0 front aspect, carpet, blinds & curtains, extensive built-in wardrobes.



**Family Bathroom:** 2.7 x 1.7 front aspect, fully tiled floor to ceiling with w.c., w.h.b. & bath with “Triton” pumped shower.



**2<sup>nd</sup> Floor:**

**Shower Room:** 2.6 x 2.1 rear aspect, fully tiled floor to ceiling with w.c., w.h.b. & “Triton” power shower.



**Bedroom 4 :** 3.9 x 2.1(m) rear aspect, carpet, built-in wardrobe, velux window with blind.

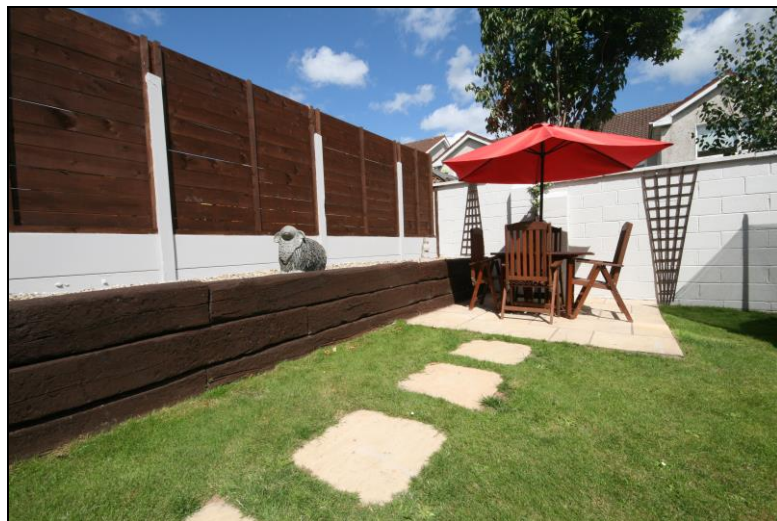


Bedroom 5: 4.7 x 4.6 front aspect, carpet, extensive built-in wardrobes, t.v. point, curtains & blinds.



OUTSIDE :

Double cobble-lock driveway to the front.  
Enclosed rear garden with patio area, elevated planting area & timber garden shed.



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 DH42

BER: BER: B3 BER NO: 100199991

FEATURES:

- Bright & modern semi-detached residence
- Extensive living accommodation in turn-key condition
- Gas fired central heating
- 5 Bedrooms (1 en-suite)
- Extensive built-in wardrobes in all 5 Bedrooms
- PVC double glazed windows
- Security alarm fitted
- Enclosed rear garden with patio area, raised flower bed / planter.
- Double cobble-lock driveway to the front
- On school bus route
- Situated in a family orientated & popular residential area
- Superb location within walking distance of Midleton Town centre & all amenities including shops, supermarkets, schools (both primary & secondary), churches, restaurants, Omniplex Cinema, a huge range of leisure & recreational facilities including local GAA, Rugby & Soccer clubs, the renowned Farmers market which takes place every Saturday morning and Train Station & bus service.

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



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