

Mature & spacious 4/5 Bedroom Detached Residence.

Corbally North,
Leamlara,
Midleton,
Co. Cork.

For Sale by Private Treaty



A.M.V €380,000

This beautifully maintained split-level property on a c. ½ acre site is located less than ½ a mile from Ballincurrig National School, c. 6.5 miles North of Midleton Town and 1.5 miles from a shop, pub and church in Lisgould. Built in 1985 to an excellent standard the property has been lovingly kept in superb condition by its current and original owners. Externally the property has matured over the years and includes features such as a large South West facing patio, limestone steps and flagstone pathways. Internally the property is ready to move into and offers plenty of living space to compliment the number of bedrooms. This property offers the complete package and viewing is highly recommended.

Accommodation:

GROUND FLOOR

Hallway : 3.5 x 2.0 tiled floor.



Living Room : 6.0 x 4.4 feature marble fireplace with gas fire



Kitchen/Dining/Sitting Room: 8.0 x 3.5 tiled floor, built-in units & eye level presses, integrated under-counter fridge, Dishwasher, "Creda" double oven and ceramic hob, dishwasher. Gas fire and French doors to the rear.



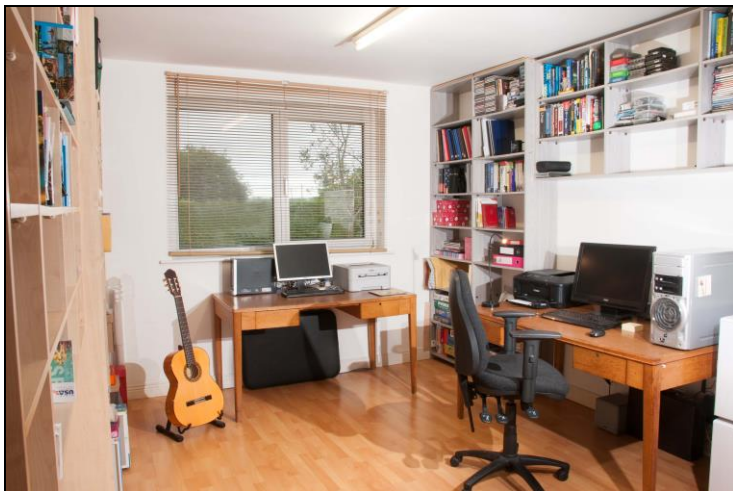
Study/5th Bedroom : 4.0 x 3.7



Guest Toilet: 1.8 x 0.88 fully tiled with w.c, whb



Office: 5.0 x 3.3



Garage: 5.0 x 3.4 with up and over door

Utility : 3.3 x 2.5 tiled floor, plumbed for washing machine, wall to wall built-in presses.



FIRST FLOOR :

Master Bedroom : 4.0 x 3.3 extensive built-in wardrobe.
En-Suite : 3.3 x 1.4 fully tiled with pumped shower, w.c. & w.h.b



Bedroom 2: 4.0 x 3.4 double built in wardrobes



Bedroom 3: 3.3 x 3.2 double built-in wardrobe



Bedroom 4: 3.6 x 2.1 single built-in wardrobe.



Bathroom : 3.3 x 2.5 fully tiled, bath with separate "Triton" T90SR electric shower, cabinet wash hand basin, w.c.



Attic: with attic stairs fitted.

OUTSIDE :

C. ½ Acre Site with a large South West facing patio, limestone steps and flagstone pathways



SERVICES :

Mains Water, Septic Tank Drainage.

EIRCODE :

T56 E272

BER:

BER: C2 BER NO: 111439618

TITLE:

Freehold

FEATURES:

- Landscaped & mature c. ½ acre site.
- Oil fired central heating – Firebird Boiler (3 yrs old)
- Pressurised water system
- Property extends to c. 200m² (2,150ft²)
- PVC double glazed windows
- Security Alarm fitted

VIEWING :

Strictly by prior appointment

JOINT AGENTS :

Behan Irwin & Gosling, 40 South Mall, Cork – T: 021-4270007



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