

*2 BEDROOM DUPLEX / TOWNHOUSE WITH CONVERTED ATTIC.*

*No. 7 Roxboro Close,  
Midleton,  
Co. Cork*

**For Sale by Private Treaty**



**A.M.V. €225,000**

**BER D1**

McCarthy & McGrath Auctioneers are delighted to bring this attractive 2 Bedroom townhouse/duplex with attic conversion to the market, with its ideal location in this mature and private wooded setting, yet just a short stroll from Midleton's Main Street.

This property is well presented throughout, having been lovingly cared for & maintained by its owner occupiers and has ample parking with all of Midleton's amenities on your doorstep, including a huge selection of schools, shops, bars, supermarkets, restaurants, Omniplex cinema, the popular Midleton Farmers Market which takes place every Saturday, along with bus and rail services.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

### Accommodation:

**Entrance Hallway :** 2.3 x 1.9 incl. guest w.c.



**Living / Dining Room :** 5.7 x 5.0 with timber floor, cast iron fireplace with timber surround, French doors to West facing balcony.



**Kitchenette:** 2.5 x 2.2 with tiled floor, integrated Bosch fridge freezer, Bosch electric oven & hob, Bosch dishwasher.



**Bedroom 1:** 3.8 x 3.7



**Bedroom 2:** 2.8 x 3.6(m) with timber floor.



**Bathroom:** 2.2 x 2.0 fully tiled bathroom with w.c., w.h.b., free standing cast iron bath with "Triton T90" electric shower.



**Attic Space:** 4.8 x 2.0



## OUTSIDE :



## FEATURES:

- Bright & spacious living accommodation.
- Turn-key condition throughout
- Attic conversion
- Guest toilet on 1<sup>st</sup> floor
- Built-in kitchen with appliances included.
- Gold Shield electric storage heating
- PVC double glazed windows
- Ample parking
- Westerly facing balcony
- Superbly located in a private and mature setting just a short walk from Midleton's Main Street and Bus & Rail services and with easy access to the N25 Cork /Waterford Road.

<u>SERVICE CHARGE:</u>	€
<u>EIRCODE :</u>	P25 KD23
<u>TITLE:</u>	Freehold
<u>BER DETAILS:</u>	D1 – BER NO. 111819728
<u>SERVICES:</u>	Mains water & drainage.
<u>VIEWINGS:</u>	Strictly by prior appointment.



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