



*SUPERB DETACHED THREE BEDROOM BUNGALOW*

*No. 2 Tur Chluana,  
Cloyne,  
Co. Cork.*

**For Sale by Private Treaty**



**A.M.V. €295,000**

**BER D2**

McCarthy & McGrath Auctioneers are delighted to bring No. 2 Tur Chluana, Cloyne to the market. This wonderful bungalow is bright, modern and superbly positioned in Cloyne Village, with all amenities within walking distance including national school, shops, pharmacy, church, playground and sporting facilities and convenient to the N25 and Midleton Town and with Shanagarry, Ballycotton and Garryvoe all just a short drive away.

The generous living accommodation is well laid out and would be ideal for the growing family with the added bonus of a detached garage and enclosed garden at the rear with Steeltech Garden Room with Kingspan insulation and wired for electricity and internet, which could be used as a home office, studio, games room, etc. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

### Accommodation:

#### Entrance Hallway

**Living Room :** 3.6 x 3.6 open fire with marble surround, bay window, solid timber floor.



**Kitchen /Dining Room:** 4.5 x 4.00 built-in units & eye level presses, door to rear.

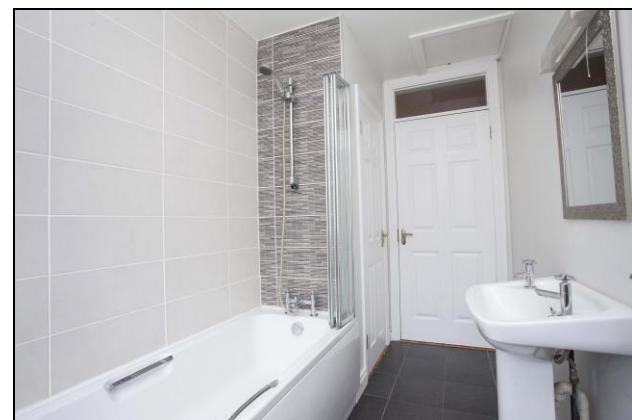


**Bedroom 1:** 3.7 x 3.4 his/hers built-in wardrobes & dressing area.

**En-Suite:** 2.3 x 1.0 tiled electric "Mira Sport" shower, w.c. & w.h.b.



**Bathroom:** 3.4 x 1.7 bath with shower unit, w.c. & w.h.b., hot press.



**Bedroom 2:** 3.7 x 2.8



**Bedroom 3:** 3.0 x 2.8

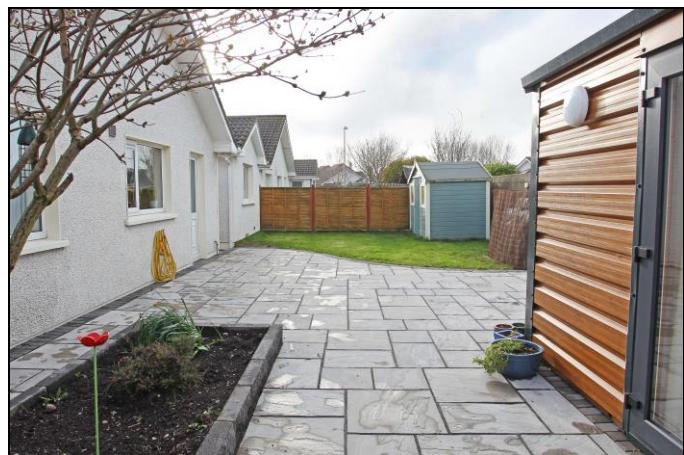


## **OUTSIDE:**

Driveway and garden to the front & large patio area and enclosed garden to the rear.

**Detached Garage:** 7.2 x 3.0 with roller shutter door, plumbed for washing machine & sink unit.

**Steeltech Garden Room:** 3.8 x 2.8 with Kingspan insulation and wired for electricity and internet, making it an ideal home office, studio, games room, etc.



### **FEATURES:**

- Bright & spacious living accommodation
- Immaculate condition both internally & externally
- Gas (bulk) fired central heating
- Solid Timber / tiled floors
- Extensive built-in kitchen
- His & Hers built-in wardrobes & dressing area in master bedroom
- Master bedroom en-suite
- Detached garage and Steel-tech Garden Room (ideal for a home office, studio, games room etc)
- Enclosed rear garden with large patio area
- Superbly located in Cloyne Village within walking distance of all amenities including national school, shops, pharmacy, church, playground and sporting facilities and convenient to the N25 and Midleton Town and with Shanagarry, Ballycotton and Garryvoe all just a short drive away.

EIRCODE : P25 VC03

TITLE: Freehold

BER DETAILS: D2 - BER NO. 111875282

SERVICES: Mains water & drainage. Bulk Gas.

VIEWINGS: Strictly by prior appointment.



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

E: [info@mccarthymcgrath.com](mailto:info@mccarthymcgrath.com)

w: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

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