

Elegant 5 Bedroom Detached Residence on a c. 0.54 Acre Site.

Dromsarane,
Midleton,
Co. Cork.

For Sale by Private Treaty



A.M.V €450,000

BER C3

McCarthy & McGrath Auctioneers are delighted to bring to the market this imposing detached residence (c. 2,750ft² / 255m²), built in 1991 to a very high standard and extended in 2005, this property has been lovingly maintained in superb condition by its current and original owners.

Outside the mature and landscaped c. 0.54 acre (0.22ha) site is surrounded by trees affording maximum privacy and the sweeping tarmac driveway is accessed by electric gates.

Boasting stunning views of the surrounding countryside this property is centrally located just 5 miles South of Middleton Town, 2 miles from Cloyne and 3 miles from Ladysbridge. A School Bus servicing the nearby Ballintotis NS stops outside the front gate, and the Secondary School Bus stops at the nearby cross roads.

This is a wonderful family home, given its superb location, ample living accommodation and private gardens, viewing is highly recommended.

Accommodation:

GROUND FLOOR

Entrance Hallway : 6.4 x 2.4 with tiled floor, guest w.c. & w.hb.



Living Room : 5.5 x 4.2 feature tiled fireplace with timber surround and gas fire, corncicing and centre rose, large bay window with panoramic views.



Kitchen/Dining Room : 9.6 x 3.7 part tiled/timber flooring, built-in units & eye level presses, 'Neff' integrated dishwasher, 'Neff' electric oven & hob, integrated microwave, 'Nestor Martin' 16kw solid fuel stove, built-in tv. & display unit with presses.



Utility: 4.2 x 2.5 tiled floor, built-in wardrobe, sink unit, plumbed for washing machine.



Conservatory: 5.4 x 3.8 tiled floor, West facing.



FIRST FLOOR

Master Bedroom : 5.6 x 4.1 with stunning views.
En-Suite: 2.4 x 2.0 with corner Jacuzzi bath, pumped shower unit, w.c. & w.h.b.
Walk-in wardrobe: 2.5 x 2.0



Bedroom 2 : 3.7 x 3.6 with superb views.
En-Suite: 3.2 x 0.9 fully tiled, w.c. & w.h.b with "Triton" pumped shower.



Bedroom 3: 4.7 x 2.5



Bedroom 4: 4.2 x 2.4



Bedroom 5: 3.0 x 2.4



Bathroom: 2.4 x 2.3 fully tiled, bath with pumped shower, w.c. & w.h.b.



Garage : 8.3 x 4.1 electric roller shutter door (accessed at rear of the house)



OUTSIDE :

Mature & landscaped c. 0.54 Acre (c. 0.22ha)



SERVICES : Mains Water & Septic Tank Drainage.

EIRCODE : P25 H510

BER: BER: C3 BER NO: 111927810

TITLE: Freehold

FEATURES:

- Bright & generous living accommodation
- 5 Bedrooms (2 en-suite)
- Guest toilet on ground floor
- Main family bathroom on first floor
- Light filled, West facing conservatory
- Mature & Private c. 0.54 acre (0.22 ha) Site
- Stunning, un-interrupted views of surrounding countryside
- Oil fired central heating
- PVC double glazed windows
- Centrally located – Midleton 5 miles, Cloyne 2 miles, Ladysbridge 3 miles & Ballymaloe 1.25 miles
- Security Alarm & cameras fitted

VIEWING :

Strictly by prior appointment



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