

### WONDERFUL 3 BEDROOM SEMI-DETACHED RESIDENCE

## No. 78 ROOSKAGH VALLEY, SHANAGARRY, CO. CORK

For Sale by Private Treaty



McCarthy & McGrath Auctioneers are delighted to bring to the market this impressive 3 bedroom semidetached residence which oozes sophistication. Ideally located with all amenities on your doorstep including a National School, Church, Pub and GAA pitch along with the Kilkenny Design Centre and Ballymaloe Cookery School and with a number of superb beaches just a few minutes away including Garryvoe, Ardnahinch and Ballinamona and just a 10 minute drive to Midleton Town. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.



# A.M.V. €195,000

#### Accommodation:

**Entrance Hallway** : 5.2 X 2.1 with tiled floor.





**Living / Dining / Kitchen :** 6.4 x 4.3, 4.2 x 3.1 built-in units & eye level presses, integrated microwave and Electrolux double oven, Electrolux induction hob, integrated dishwasher and fridge freezer. Solid fuel stove.



Utility Room: 2.4x 1.7 tiled floor, built-in units, sink unit. Plumbed for dishwasher and dryer.



Master Bedroom: 3.9 x 3.5 En-Suite: 2.0 x 1.8 tiled floor & shower, w.c. & w.h.b.



Bedroom 2: 4.3 x 3.1



Bedroom 3: 3.1 x 3.0



Bathroom: 2.1 x 1.7 tiled floor & bath surround, w.c. & w.h.b.

#### OUTSIDE :



#### **FEATURES:**

- Bright & spacious living accommodation.
- Turn-key condition throughout
- Guest toilet
- Built-in kitchen with appliances included.
- Solid fuel stove in living area
- Master bedroom en-suite
- Gas fired central heating (bulk)
- PVC double glazed windows
- Enclosed rear garden
- Superbly located

EIRCODE :	P25 K316
TITLE:	Freehold
BER DETAILS:	C1 BER No. 106538762
SERVICES:	Mains water & communal septic tank.
VIEWINGS:	Strictly by prior appointment.



39 Main Street, Midleton, Co. Cork t: 021 4631755 42 South Mall, Cork t: 021 4273800 E: <u>info@mccarthymcgrath.com</u> w: <u>www.mccarthymcgrath.com</u>

PSRA Licence No. 001757

These particulars are issued by McCarthy & McGrath on the understanding that any negotiations respecting the Property mentioned are conducted through them. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.