

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.



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