

*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 semi-detached 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.



Guest Toilet : 1.6 x 1.5 with cabinet w.h.b, 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

<u>EIRCODE :</u>	P25 K316
<u>TITLE:</u>	Freehold
<u>BER DETAILS:</u>	C1 BER No. 106538762
<u>SERVICES:</u>	Mains water & communal septic tank.
<u>VIEWINGS:</u>	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)

PSRA Licence No. 001757