

*Beautifully Presented & Maintained 3 Bedroom Townhouse*

## No. 4 Gleann Bui, Ballymacoda, Co. Cork.

FOR SALE BY PRIVATE TREATY



Finished to a very high level only 3 years ago this property is ideally suited to a first time buyer or someone wishing to trade down. Located approx. 18km South East of Midleton Town, 13km South of Youghal and 5km from the picturesque fishing hamlet of Knockadoon. Ballymacoda Village provides a shop, pub, church, bus route and is serviced by the local Kilcredan National School. No. 4 includes a long list of features such as zoned oil fired central heating, enclosed back garden with rear access, alarm system fitted, fully tiled bathroom, ensuite and guest w.c., integrated appliances and solid fuel stove in living room.

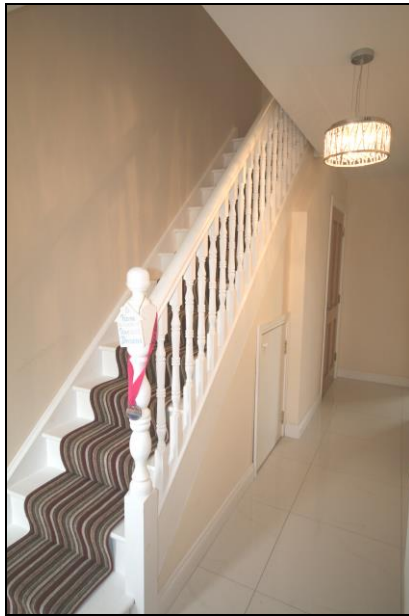
Viewing is by prior appointment and is strongly recommended.

**A.M.V. €185,000**



## ACCOMMODATION :

**Entrance Hallway:** 5.4 x 2.0 tiled floor, guest w.c. & understairs storage.



**Kitchen/Dining Room:** 5.6 x 3.0 tiled floor, built-in units & eye level presses. Integrated “NordMende” fridge freezer, induction hob & dishwasher, Neff electric oven, “Cople” ceramic double sink unit. Sliding patio door to rear. Double doors to:-



**Living Room:** 4.2 x 3.8 “Pierce” multi-fuel stove, solid oak timber flooring.



**FIRST FLOOR :**

**Bathroom:** 2.0 x 2.0 fully tiled, bath with pumped electric Triton shower, w.c. & w.h.b.



**Bedroom 1 :** 3.7 x 3.5 wall to wall built-in sliderobes

**En-Suite:** 2.5 x 0.8 fully tiled with electric "Triton T80" shower, w.c. & w.h.b.



**Bedroom 2:** 3.5 x 3.0 built in double sliderobes



**Bedroom 3:** 2.6 x 2.0



## OUTSIDE :

Enclosed back garden with rear access.



### SERVICES :

Mains Water & Drainage. Oil Central Heating.

### EIRCODE :

P25 TW60

### BER:

B2 – BER No. 108424441

### FEATURES:

Fully fitted kitchen with integrated appliances  
Master bedroom en-suite  
Built-in sliderobes in master bedroom & bedroom 2  
Zoned oil fired central heating  
Enclosed rear garden  
Alarm system  
Solid fuel stove  
Freehold

### TITLE:

Freehold

### VIEWING :

Strictly by prior appointment with the sole selling agents.



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