

*3 Bedroom Semi-Detached Residence*

# No. 43 Brookdale, Midleton, Co. Cork.

FOR SALE BY PRIVATE TREATY



No. 43 Brookdale is a 3 bedroom semi-detached residence located in this convenient area, just a short walk from the Train Station, Midleton Town Centre, Market Green shopping centre and a number of Playschools, National & Secondary Schools, sporting facilities and with easy access to the N25.

Viewing is highly recommended.

**A.M.V. €235,000**

**BER D1**

## ACCOMMODATION :

**Entrance Hallway:** 5.3 x 1.7 incl. guest w.c.



**Living Room:** 4.6 x 3.5 marble fireplace & surround with solid fuel stove.



**Kitchen:** 4.5 x 2.2 built-in units & eye level presses, Zanussi Fridge Freezer, Whirlpool washing machine, Aspen 50 Gas cooker, door to rear.



**Dining Room/Sitting Room:** 3.7 x 3.0 with patio door to rear.



**FIRST FLOOR :**

**Bathroom:** 2.4 x 1.9 fully tiled with bath, w.c. & w.h.b.



**Bedroom 1 :** 3.6 x 3.3 built-in wardrobes

**En-Suite:** 1.0 x 2.56 with w.c., w.h.b. & electric shower.



**Bedroom2:** 3.8 x 2.8



**Bedroom 3:** 2.5 x 2.7



## OUTSIDE :

Driveway & garden to the front & an enclosed, rear garden with timber garden shed.



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 YX01

BER: D1 – BER No. 100213776

FEATURES:

- Superb location
- Guest w.c. on ground floor
- Fully fitted kitchen
- Master bedroom en-suite
- Built-in wardrobes in master bedroom
- PVC double glazed windows
- Gas fired central heating
- Enclosed rear garden

VIEWING : Strictly by prior appointment with the sole selling agents.



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