

### Superbly located 3 Bedroom Semi-Detached Residence.

## No. 55 Willowbank Court, Midleton, Co. Cork.

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath are delighted to bring No. 55 Willowbank Court, Midleton to the market. This wellproportioned property, is superbly positioned in a cul-de-sac overlooking a green area in the extremely popular and convenient Willowbank. Its location is second to none, with all amenities including Midleton Town Centre, Train Station, Market Green shopping centre, National & Secondary Schools, Sporting facilities all within walking distance. Viewing is highly recommended.

# A.M.V. €250,000



#### ACCOMMODATION :

**Entrance Hallway:** 4.5 x 1.8 tiled floor, guest w.c.



Living Room: 4.46x3.98 bay window with venetian blinds, solid fuel stove, cast iron fireplace with pine surround, laminate floor, centre rose & cornicing.



Kitchen/Dining Room : 5.87x3.54 with tiled floor, built-in units & eye level presses, "Whirlpool" washing machine, "New World" gas cooker, "Whirlpool" fridge freezer. Patio door to rear.



#### FIRST FLOOR :

Bathroom: 1.95 x 1.96 fully tiled, bath with electric "TritonT80" electric shower, w.c. & w.h.b.



Bedroom 1: 3.8 x 3.7 built-in wardrobes, venetian blinds.



Bedroom2: 3.8 x3.2 built-in wardrobes & venetian blinds.



**Bedroom 3:** 2.7x2.7 built-in single bed, built-in wardrobe & venetian blinds.



#### **OUTSIDE :**

Double driveway & garden to the front with enclosed West facing rear garden with timber garden shed.



<u>SERVICES :</u> EIRCODE :	Mains Water, Drainage & Gas. P25 HD37
BER:	C3 – BER NO. 100213727
FEATURES:	Superb location
	Bright, spacious living accommodation
	Guest w.c.
	Extensive fully fitted kitchen
	PVC double glazed windows
	Gas fired central heating
	Enclosed rear garden with timber garden shed.
VIEWING :	Strictly by prior appointment with the sole selling agents.



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