

*Bright & spacious 3 Bedroom semi-detached residence.*

No. 30 Cois Coillte,  
Saleen,  
Midleton,  
Co. Cork.

FOR SALE BY PRIVATE TREATY



**A.M.V. €220,000**

**BER C2**

No. 30 Cois Coillte is presented in walk-in condition and is superbly located in this small residential development overlooking a large green area, whilst its elevated position provides superb views of the surrounding countryside. Conveniently situated just a short walk from Scartleigh National School, a Playschool/after school and Bus Stop which services nearby secondary schools in Midleton.

Midleton Town and all its amenities are only 3 miles away and scenic East Ferry and Saleen Creek just a few minutes walk away and beaches at Inch, Whitebay and Ballybranigan are only a short drive away along with sporting clubs and facilities in nearby Aghada and Whitegate. Viewing recommended & is strictly by prior appointment with the sole selling agents.

### ACCOMMODATION :

**Entrance Hallway:** 4.7 x 1.2 solid maple floor, guest w.c.

**Living Room:** 4.6 x 3.5 bay window, t.v. point, solid maple floor, open fireplace with cast iron surround.

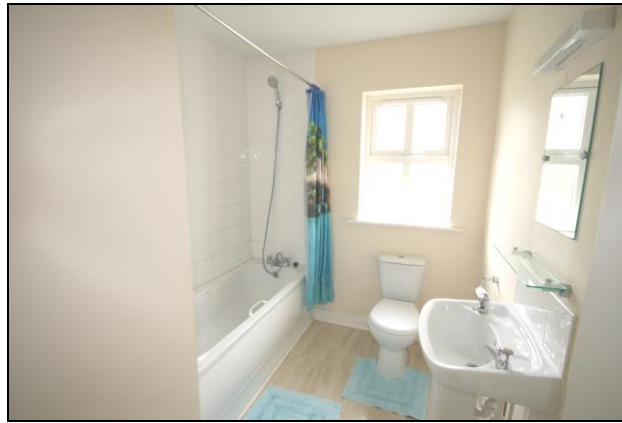


**Kitchen/Dining Room :** 5.6 x 3.1 with solid wood floor, built-in units & eye level presses, "Whirlpool" Washing machine, "New World" electric oven, fridge freezer, patio door to rear.



**FIRST FLOOR :**

**Bathroom:** 2.78 x 2.0 with bath, w.c. & w.h.b.



**Bedroom 1 :** 3.8 x 3.0 front aspect

**En-Suite:** with electric "Mira Z Elite" shower, w.c. & w.h.b.



**Bedroom 2:** 3.5 x 2.8 rear aspect.



**Bedroom 3:** 2.5 x 2.5 front aspect





## OUTSIDE :



### SERVICES :

Mains Water, Drainage & Oil fired central heating.

### EIRCODE :

P25 VX62

### BER:

C2 – BER No. 112232269

### FEATURES:

Bright, spacious living accommodation

In turn-key condition (with appliances & furniture included)

Guest w.c. on ground floor

Master Bedroom En-Suite

PVC double glazed windows

Oil fired central heating

Enclosed & private terraced rear garden with new timber garden shed.

Superbly located just a few minutes drive from Midleton Town and all its amenities & within walking distance of National School, Playschool and Bus stop (servicing local secondary schools).

### VIEWING :

Strictly by prior appointment with the sole selling agents.



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