



*Ideally located and spacious 4 Bedroom detached bungalow.*

**“Duneath”,  
Ballyrichard,  
Midleton,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



**A.M.V. €295,000**



“Duneath” is an elegant detached bungalow, nestled in this countryside setting yet just a few minutes from Midleton Town Centre and all its amenities. Conveniently situated in this private cul-de-sac just off the N25 Cork / Waterford Road allowing for ease of access to both Midleton and Cork. The property has been lovingly maintained throughout the years and offers potential purchasers generous living accommodation in this wonderful setting on a mature and private site with an abundance of shrubs, trees and apple trees. Features include – 2 reception rooms, built-in wardrobes in all 4 bedrooms, alarm system, pvc double glazed windows, dual central heating system -oil fired & solid fuel back-boiler, a garage with utility room (separate access), a tarmac driveway & garden shed to name but a few. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

### ACCOMMODATION :

**Entrance Hallway:** 3.7 x 1.8 with built-in closet.



**Living Room:** 4.2 x 3.4 front aspect, open fire with cut stone surround, built-in display unit.



**Sitting Room:** 5.3 x 3.6 rear aspect with cast iron fireplace with tiled inset and mahogany surround.





**Kitchen:** 3.7 x 3.1 with built-in presses & eye level units, Whirlpool gas hob, integrated Creda electric oven, integrated fridge freezer.  
Door to rear / back porch:



**Back Porch :** 2.0 x 1.3 tiled floor, door to rear.

**Bedroom 1 :** 3.1 x 2.4 front aspect, built-in double wardrobe.



**Bedroom 2:** 3.1 x 2.5 front aspect, built in double wardrobe.



**Bathroom:** 3.3 x 3.1 rear aspect, with bath, w.h.b, w.c. and fully tiled shower with "Mira" sport electric shower.



**Bedroom 3:** 3.3 x 3.1 front aspect, with built in w.h.b and wardrobes.



**Bedroom 4:** 4.2 x 3.1 rear aspect with built-in w.h.b and wardrobes.



**Garage:** 5.2 x 4.1 wired, with up and over door.

**Utility:** 2.5 x 2.4 (at rear of garage with separate access) with sink unit & plumbed for washing machine



**OUTSIDE :** Tarmac driveway & mature and private gardens with apple trees, garden shed & garage.



**SERVICES :**

Mains Water & Septic Tank Drainage. Oil fired Central Heating.

**EIRCODE :**

P25 CX33

**BER:**

D2 – BER No. 111207056

**FEATURES:**

Generous living accommodation – 116m<sup>2</sup> (1,250ft<sup>2</sup>)

Built-in wardrobes in all 4 bedrooms

Dual central heating system - oil fired and solid fuel back boiler

Alarm system

PVC double glazed windows

Mature and private site with shrubs & trees

Picturesque, countryside setting yet convenient to N25 and Midleton Town

Freehold

**TITLE:**

**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)

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