

Well presented 3 Bedroom Duplex in a superb waterside location.

**No. 26 Woodquay,
Bailick,
Midleton,
Co. Cork.**

For Sale by Private Treaty



A.M.V. €195,000

McCarthy & McGrath Auctioneers are delighted to bring to the market No. 26 Woodquay, this 3 Bedroom Duplex is in turn-key condition and boasts a fabulous waterside location, whilst being just a short walk from Midleton Town Centre.

This spacious duplex has been maintained to a high standard and is ideally located with ample parking and within walking distance of Midleton's Main Street and all amenities including a huge selection of schools, shops, bars, supermarkets, restaurants, Omniplex cinema, the popular Midleton Farmers Market which takes place every Saturday, along with bus and rail services.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

Accommodation:

GROUND FLOOR :

Entrance Hallway

Kitchen: 5.5 x 4.0 built-in units & eye level presses, plumbed for washing machine, sliding door to balcony



Living Room: 4.5 x 4.3 with timber floor & store room.



1ST FLOOR :

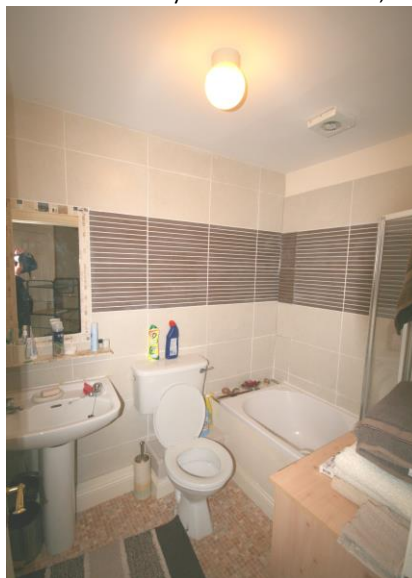
Bedroom 1: 4.0 X 2.7 with built-in wardrobes.



Bedroom 2: 4.0 x 2.7 with built-in wardrobes.



Bathroom: 2.1 x 1.6 fully tiled with bath, w.c. & w.h.b.



Bedroom 3: 5.0 (m) x 2.1

OUTSIDE:



FEATURES:

- Bright & spacious duplex style property in a most desirable location.
- In superb condition throughout
- Gas fired central heating
- Built-in kitchen
- Built-in wardrobes in two bedrooms
- West facing balcony overlooking the Owenacurra Estuary & Ballyannon Woods.
- Well maintained complex
- Ample parking
- Convenient location with easy access to the N25.
- Situated within walking distance of Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, famous Midleton Farmers Market which takes place every Saturday, along with bus and rail services.

EIRCODE : P25 Y443

TITLE: Freehold / Long Leasehold.

SERVICE CHARGE: €1,200 per annum

BER DETAILS: C2 - BER No. 112346408

SERVICES: Mains water, drainage & gas.

VIEWINGS: Strictly by prior appointment.



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

E: info@mccarthymcgrath.com

w: www.mccarthymcgrath.com

PSRA Licence No. 001757