

*Large, 2 Bedroom 1<sup>st</sup> Floor luxurious Apartment.*

**No. 13 Cherry Orchard,  
Broomfield Village,  
Midleton,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



Built in 2006, this detached block of three apartments is located in the ever popular Broomfield, a short walk from Midleton Town Centre and Railway Station.

The property which consists of c. 73m<sup>2</sup> (785ft<sup>2</sup>) has been decorated and maintained to a very high standard by its current owners and is in turn-key condition.

Viewing is strictly by prior appointment.

**A.M.V. €175,000**

## ACCOMMODATION :

**Entrance Hallway:** 3.2 x 2.0 storage closet which is plumbed for washing machine.



**Living/ Kitchen/ Dining Room:** 7.5 x 3.5 part tiled, part timber floors. Built-in presses and eye level units, integrated "Hotpoint" electric hob & "Bosch" oven.



**Bathroom :** 2.14 x 2.05 tiled floor & bath surround, bath, w.c. & w.h.b.



**Bedroom 1 :** 5.27 x 3.26 incl.

**En-Suite:** fully tiled with electric "Triton" shower, w.c. & w.h.b.



**Bedroom 2:** 5.26 x 2.77 double built-in wardrobe.





**OUTSIDE :**



**SERVICES :** Mains Water, Drainage & Gas.

**EIRCODE :** P25 NH92.

**BER:** B3 – BER NO. 105962765

**FEATURES:**

- 1 designated car space
- Intercom access
- Communal, landscaped garden
- Master bedroom en-suite
- Gas fired central heating
- Large South & West facing windows
- BMG managed property
- €850.00 per annum management charge.
- Superbly located within walking distance of the Train Station, Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, famous Midleton Farmers Market which takes place every Saturday.

**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