

*Modern & Spacious 4 Bedroom Mid-Terrace Residence.*

**No. 7 SHANAGARRY HOLIDAY VILLAGE,  
SHANAGARRY,  
CO. CORK**

**For Sale by Private Treaty**



McCarthy & McGrath Auctioneers are delighted to bring to the market this impressive 4 bedroom residence which oozes sophistication. Ideally located with all amenities on your doorstep including a National School, Church, Pub and GAA pitch along with the Kilkenny Design Centre and Ballymaloe Cookery School and with a number of superb beaches just a few minutes away including Garryvoe, Ardnahinch and Ballinamona and just a 10 minute drive to Midleton Town. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

**A.M.V. €195,000**

## Accommodation:

### *GROUND FLOOR :*

#### Entrance Hallway

Living Area : 5.7 x 4.0 tiled floor.



**Kitchen Area:** 4.8 x 4.0 tiled floor, fitted kitchen units & eye level presses, integrated fridge freezer, double oven & ceramic hob, plumbed for washing machine.  
French doors to the rear:



**Bedroom 1:** 3.6 x 3.6



**Bedroom 2:** 3.6 x 3.6 set out as a t.v. room.



**Bathroom:** 2.4 x 1.75 fully tiled, bath, w.c. cabinet wash hand basin.



**FIRST FLOOR :**

**Master Bedroom:** 5.0 x 3.5 wall to wall built-in wardrobes & chest of drawers. Window seat with storage.

**En-Suite:** 3.5 x 1.5 fully tiled, pumped shower unit, w.c. & w.h.b.



**Bedroom 4:** 3.6 x 3.0 built-in wardrobes & desk.



**OUTSIDE :**



**FEATURES:**

- Bright & spacious living accommodation.
- Turn-key condition throughout having been totally redecorated in 2018.
- 2 bedrooms on ground floor & 2 bedrooms (1 en-suite) on the first floor.
- Built-in kitchen with integrated appliances.
- Electric storage heating
- PVC double glazed windows
- Private, maintenance free enclosed rear garden
- Superbly located

**EIRCODE :**

P25 A250

**TITLE:**

Freehold

**BER DETAILS:**

C2 BER No. 108366360

**SERVICES:**

Mains water & communal septic tank.

**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](mailto:info@mccarthymcgrath.com)

w: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

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