

*Superior Detached Architecturally Designed Residence.*

**7 Briarsfield,  
Saleen,  
Midleton,  
Co. Cork.  
P25 FY75**

FOR SALE BY PRIVATE TREATY



**A.M.V €480,000**

McCarthy & McGrath are pleased to present this exceptional property.

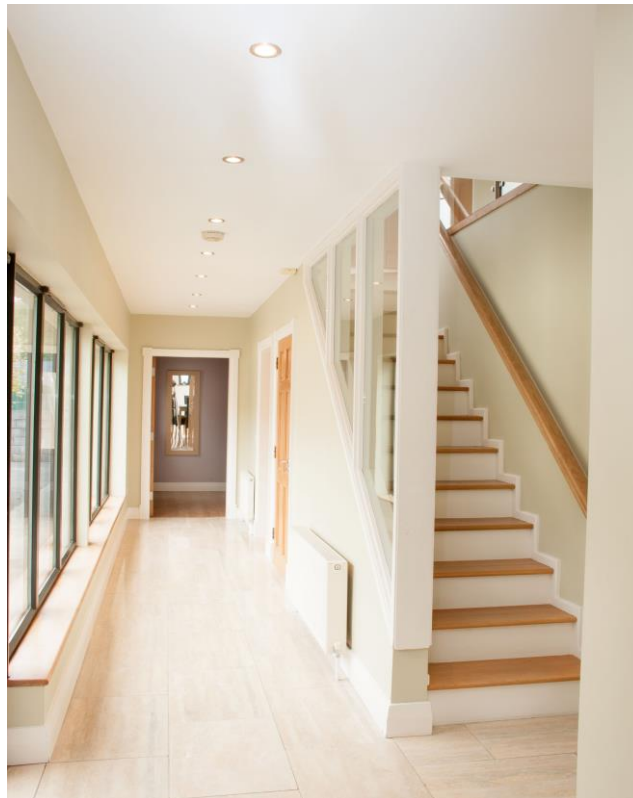
Located in Saleen Village, approximately 6km South of Midleton Town, just off the R630 Main Whitegate Road and within walking distance of Scartleigh National School and the scenic East Ferry route on the Eastern edge of Cork Harbour.

No. 7 was built in 2005 and is standing on a c. 0.27 acre elevated South facing site. The property is superbly finished and has so many features that viewing is essential to truly appreciate the entire package.

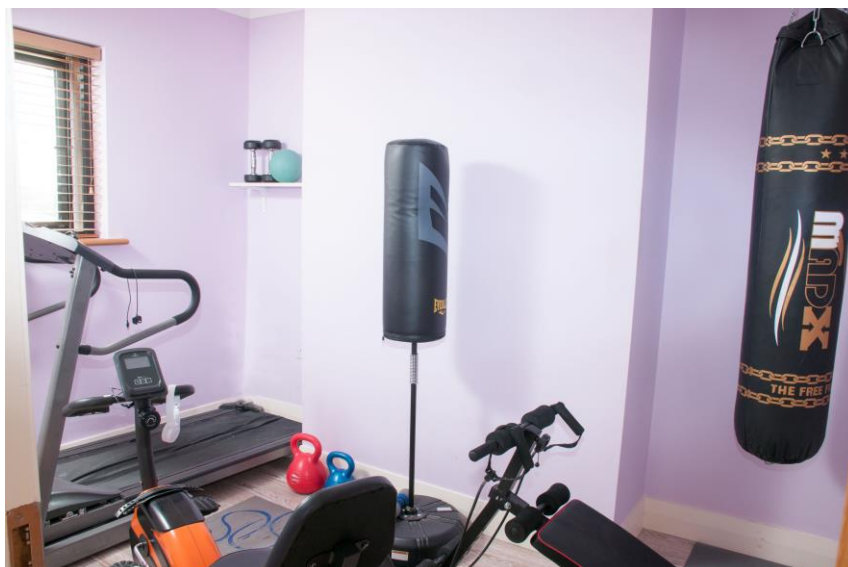
### **ACCOMMODATION:**

#### **GROUND FLOOR :**

**Hallway:** 5.7x 1.3 tiled floor, feature glass wall to the rear.



**Office /Gym:** 3.5 x 2.2 (m)



**Kitchen / Dining Room:** 6.5 x 5.5 tiled floor, bespoke hand painted units and eye level units, integrated “De Dietrich” ceramic hob, “Candy” electric oven. Steps down to living room.



**Living Room :** 4.7 x 4.5 solid Oak flooring, inset solid fuel stove.



**Utility Room:** 2.5x1.6 tiled floor, built-in units, sink unit & door to rear.



**Bathroom:** 2.5 x 2.2 cabinet wash hand basin, bath with shower unit.



**Bedroom:** 3.5 x 3.2 built-in wardrobes.



**Bedroom :** 4.4 x 3.5 His / Her's built-in wardrobes.



**Master Bedroom:** 7.1 x 3.4 Oak flooring, walk through wardrobe.

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



**FIRST FLOOR :**

**Sitting Room :** 4.4 x 3.8 door to Minstrels Gallery overlooking the Living Room.



**Bedroom:** 5.7 x 2.2



**Bedroom:** 4.5 x 4.5

**En-Suite:** Electric "Triton T90" electric shower, w.c & w.h.b.



**OUTSIDE** : Detached Garage 4.6 x 4.0 wired.  
South facing patio.



**SERVICES :** Oil fired central heating.  
Mains Water.  
Mains Drainage.

**EIRCODE :** P25 FY75

**BER:** B3 – BER No. 113458160

**FEATURES:**

- Immaculate property
- Generous living accommodation
- 5 Bedrooms (2 en-suite)
- Oil fired central heating
- South facing patio area
- Detached Garage
- Superb location

**VIEWING :** Strictly by prior appointment with the sole selling agents.



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