

*Well presented 3 Bedroom Duplex in a superb waterside location.*

***No. 22 Woodquay,  
Bailick,  
Midleton,  
Co. Cork.***

For Sale by Private Treaty



**A.M.V. €205,000**

No. 22 Woodquay is a superb 3 Bedroom Duplex in turn-key condition, boasting a fabulous waterside location, whilst being just a short walk from Midleton Town Centre.

This spacious duplex, built in 2000 has been maintained and decorated to a high standard and is ideally located with ample parking, adjacent to the Ballinacurra - Midleton pedestrian & cycling walkway and within walking distance of 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 :

#### Entrance Hallway

**Open plan Kitchen/Dining/Living Area:** 5.3 x 4.0, 4.0 x 4.3 with built-in units & eye level presses, "Whirlpool" dishwasher, Fridge Freezer & Oven & "Bosch" 4 ring ceramic hob. Twin French Doors to full length, West facing balcony.



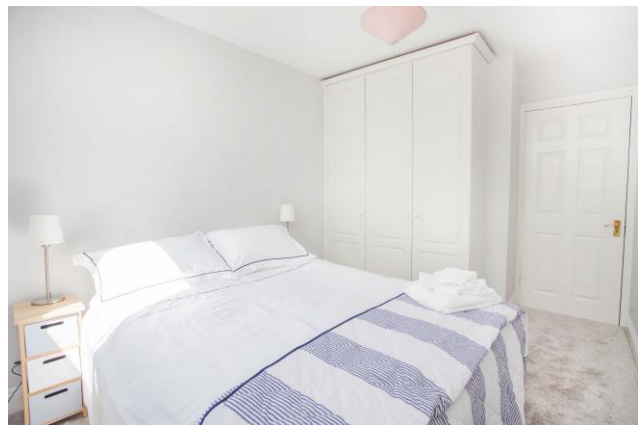
**Under-stairs Utility Room:** with washing machine & tumble dryer.



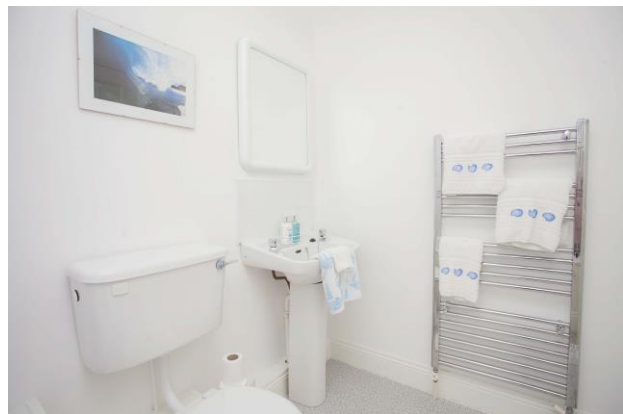
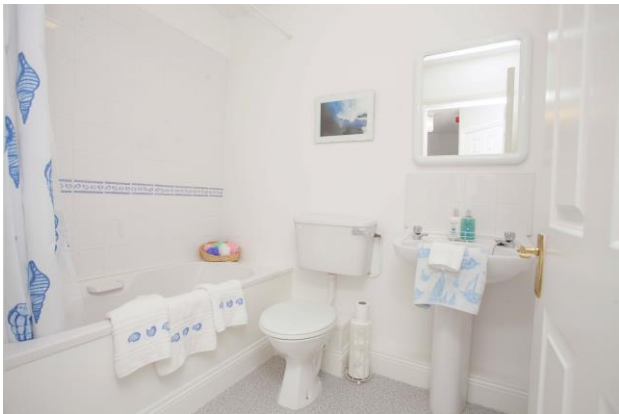
**Bedroom 1:** 4.0 X 2.6 rear aspect, double built-in wardrobes.



**Bedroom 2:** 3.4 x 2.6 rear aspect, double built-in wardrobes.



**Bathroom:** 2.12 x 1.6 w.h.b, w.c. & bath with tiled surround, "Mira" electric shower, heated towel rail.



**Bedroom 3:** 4.7 (m) x 2.2 front aspect.



**Attic:** with folding stairs fitted, partially floored.

## OUTSIDE:



### FEATURES:

- Bright & spacious duplex style property in a most desirable location.
- In superb condition throughout
- Gas fired central heating, with new “Worcester” boiler & radiators fitted Summer 2020.
- 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 KW65

SERVICE CHARGE: €1,200 per annum

SERVICES: Mains water, drainage & gas.

TITLE: Freehold / Long Leasehold.

BER DETAILS: BER No. 113173397

VIEWINGS: Strictly by prior appointment.



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