

3 Bedroom Semi-Detached Residence on a large site.

1 Church Road,  
Ballinacurra,  
Midleton,  
Co. Cork.

**For Sale by Private Treaty**



No. 1 Church Road is a 3 Bedroom Semi-Detached residence comprising of 76m<sup>2</sup>, situated in this extremely convenient location within walking distance of local shop, pubs, crèche, bus stop, the Ballinacurra-Midleton Cycling & Pedestrian walkway, Midleton Town and with easy access onto the N25.

The property has been well maintained and kept throughout the years and features include : gas fired central heating, the installation of a new roof in 2018, a security alarm, pvc double glazed windows and an extra large garden!

Whilst in need of modernization, there's huge scope for the new owners to put their own stamp on this property, with the spacious South facing garden lending itself to extension, whilst still having plenty room for the budding gardener for a hobby garden, poly tunnels or even a mini-pitch !

Viewing is highly recommended.

**A.M.V €195,000**

# Accommodation:

## GROUND FLOOR

### Entrance Hallway

**Living Room:** 4.6 x 3.3 built-in display unit, laminate floor, gas fire with marble fireplace & timber surround.



**Bedroom 1:** 2.8 x 2.5 laminate timber floor.



**Kitchen/Dining Room :** 3.6 x 2.9 (m) with built-in presses, tv point, gas hob & tiled floor. Door to rear.



**Shower Room :** 3.5 x 1.5 tiled floor, wash hand basin, w.c & tiled shower unit with Triton T90Z electric shower.  
Under stairs storage.



## FIRST FLOOR :

**Bedroom 2:** 4.5 x 3.3 (currently laid out in 2 rooms), gas boiler.



**Bedroom 3:** 4.5 x 2.5 with laminate floor, hotpress.





## OUTSIDE :



**OUTSIDE :** Gardens to the front, side & extensive South facing rear garden.

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

**EIRCODE :** P25 F218

**BER:** G - BER NO. 113755938

**FEATURES:**

- PVC double glazed windows, fascia & soffits
- New Roof (2018)
- Security Alarm
- Gas fired central heating
- Superb location
- 1 Bedroom & Shower Room on ground floor
- Gardens to the front, side and large South facing rear garden
- New concrete fencing at the rear

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



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