

4 Bedroom Detached Residence in a superb location.

**Broomfield East,
Midleton,
Co. Cork.
P25 W769**

FOR SALE BY PRIVATE TREATY



Substantial detached residence nestled on a private c. 0.4 Acre site, surrounded by an abundance of mature trees and shrubs providing total privacy. This property is superbly located in this much sought after residential area with beautiful views of the surrounding countryside and yet just 1.5 miles from Midleton Town & all amenities.
Viewing is highly recommended.

A.M.V €350,000

BER D1

ACCOMMODATION:

GROUND FLOOR:

Entrance Hallway: 4.8 x 3.55 tiled floor, under stairs closet.



Living Room: 4.3 x 4.1 timber floor, cast iron fireplace with timber surround.



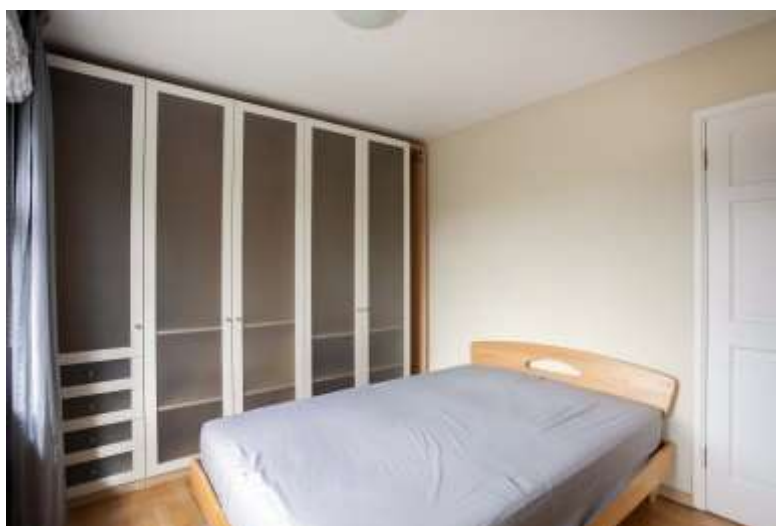
Conservatory: 4.0 x 3.8 tiled floor, French doors to rear.



Kitchen/Dining Room: 6.6 x 3.5 bespoke kitchen units with stainless steel sink, drainer & extractor fan, induction hob & Bosch electric oven. Marble fireplace & built in display units.



Bedroom 3: 3.5 x 2.8 wall to wall built in units.



Shower Room: 2.5 x 2.0 fully tiled, wet-room style pumped shower, cabinet w.h.b. & w.c. & heated towel rail.



Bedroom 4: 3.7 x 2.7



FIRST FLOOR:

Bedroom 1: 5.0 x 3.3 including walk in wardrobe & En-Suite, fully tiled with electric "Triton" shower, w.c. & w.h.b.



Bedroom 2: 4.3 x 3.3 built in wardrobe.



OUTSIDE:



FEATURES:

Mature & private c. 0.4 Acre Site
Stunning countryside views
Patio area to the rear
Conservatory
Large timber garden shed (wired)
Outside tap
Double glazed pvc windows
Oil Fired Central Heating
Superbly located just 1.5 miles from Midleton Town

SERVICES:

Oil fired central heating
Mains water
Septic Tank drainage

EIRCODE:

P25 W769

BER:

D1 – BER NO. 111960712 230.57kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.



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