



Elegant Detached Residence on a stunning c. 0.62 acre site.

**‘Pheasant Wood’,
Midleton,
Co. Cork
P25 XC85**

For Sale by Private Treaty



A.M.V €595,000



Built in 1999, architecturally designed 'Pheasant Wood' has been lovingly maintained by its owners and boasts all the attributes of a wonderful family home.

From its abundance of bright, spacious, well thought-out living accommodation, manicured, private site with stunning countryside views which is accessed by a sweeping driveway to its enviable location, just a few mins. drive from both Midleton and Carrigtwohill and 20 mins. drive for Cork City, make 'Pheasant Wood' an idyllic family home. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

Accommodation:

Ground Floor :

Entrance Hallway: 3.7 x 3.0 timber floor, under stairs storage.



Living Room: 6.3 x 4.5 timber floor, triple aspect windows, raised brick fireplace with open fire, double doors to sunroom/ dining area.



Kitchen: 3.5 x 3.4 tiled floor with under-floor heating, built-in units & eye level presses, integrated double electric oven, integrated electric hob & fridge freezer, 'Whirlpool' dishwasher.



Sun Room / Dining Area : 4.0 x 2.9 tiled floor, under-floor heating, door to covered barbecue/patio area.



Back Hall /Pantry : 2.4 x 1.5 with tiled floor, built-in units & shelves.



Utility Room : 3.3 x 2.5 tiled floor with under floor heating, sink unit with tiled splash back, built-in units & eye level presses, plumbed for washing machine and dryer. Door to rear.



4th Bedroom: 4.9 x 3.9 timber floor, with closet, dual aspect windows.



Shower Room: 2.3 x 1.8 tiled floor, quadrant shower tiled with pumped shower, cabinet wash hand basin & w.c.



First Floor:
Landing Area: large space



Master Bedroom 1: 4.4 x 3.9 timber floor, triple aspect windows, t.v point.
En-Suite: 2.01 x 1.7 timber floor, tiled walls, cabinet wash hand basin, w.c., pumped shower.
Walk-in wardrobe / Dressing Area: with timber floor, built-in units, light fitting.



En-Suite & Dressing Area / Built-in wardrobes.



Bedroom 2: 4.9 x 2.9 timber floor, dual aspect windows.



Bathroom : 2.4 x 2.3 timber floor, fully tiled with bath, cabinet wash hand basin & w.c.



Bedroom 3: 3.4 x 3.4 timber floor, dual aspect windows, with built-in closet / storage.



OUTSIDE :





FEATURES: Detached residence in immaculate condition
Generous living accommodation c. 185.8m²
Situated on a manicured c. 0.62 Acre site with a selection of shrubbery and fruit trees, attractively bordered by a variety of mature trees and hedging.
Stunning, uninterrupted views of the surrounding countryside
4 Bedrooms (master with en-suite & walk-in wardrobe/dressing area)
South/West facing gardens
Fibre Broadband
Security alarm
Steel-tech shed
Oil fired central heating (under-floor on ground floor)
External lighting
PVC double glazed windows
Outside tap
Conveniently located just 3.6km (c. 2 miles) from Midleton & 5.5km (3 miles) from Carrigtwohill.

SERVICES : Mains Water & Septic Tank Drainage.

EIRCODE : P25 XC85

BER: C3 – BER No. 107208183

TITLE: Freehold

VIEWING : Strictly by prior appointment



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