

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

'Pheasant Wood', Midleton, Co. Cork P25 XC85

For Sale by Private Treaty





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.



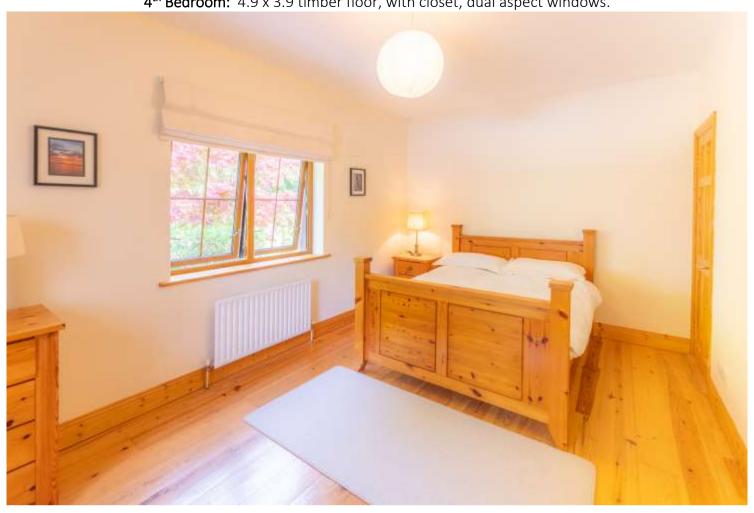
Back Hall /Pantry : 2.4×1.5 with tiled floor, built-in units & shelves.



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.



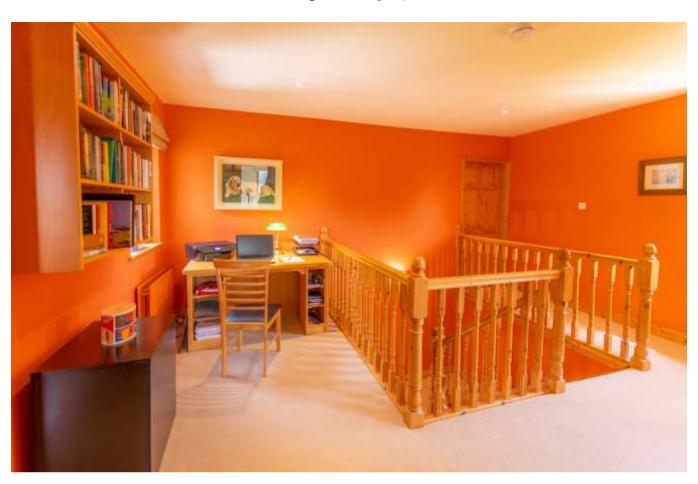
 4^{th} Bedroom: 4.9 x 3.9 timber floor, with closet, dual aspect windows.



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: 201 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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