

**Beautifully presented 3 Bedroom property, designed to replicate the courtyard townhouses of Georgian Ireland.**

**No. 12 Coolbawn Court,  
Midleton,  
Co. Cork.**

**For Sale by Private Treaty**



**A.M.V €235,000**

No. 12 Coolbawn Court is a superbly located 3 bedroom property built in 1996, having been tastefully designed by Cork Architect Alex White to replicate the courtyard townhouses of Georgian Ireland. Comprising of c. 91m<sup>2</sup> (980ft<sup>2</sup>), this superbly located & well maintained property is part of a secure, gated complex in the heart of Midleton Town, just a 2 min. walk from the Main Street, the property enjoys easy walking access to all town amenities, shops, restaurants, schools, churches, library and is just a 5 min. walk from the famous weekly Midleton Farmers Market. The property enjoys easy access to the N25 and is just a short walk from the daily rail and bus services to Cork City. Viewing is highly recommended.

## Accommodation:

**Entrance Hallway :** 5.1 x 1.5(m)

**Living Room:** 4.7 x 4.0 open fire with marble fireplace & timber surround, solid oak flooring, bay windows.

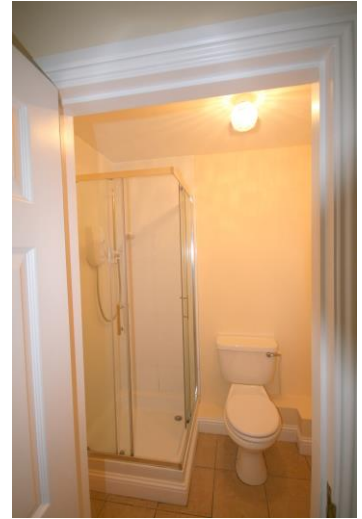


**Kitchen/Dining Room:** 5.7 x 2.5 (m) tiled floor, built-in presses & eye level units. Plumbed for washing machine and dishwasher. French door to rear patio area.



**Storage Area / Pantry:** 2.8 x 0.9

**Master Bedroom :** 4.0 x 3.0 new carpet  
**En-Suite:** 2.0 1.8 x 1.4 tiled electric "Mira" shower, w.c. & w.h.b.



**Bedroom 2:** 3.1 x 3.0

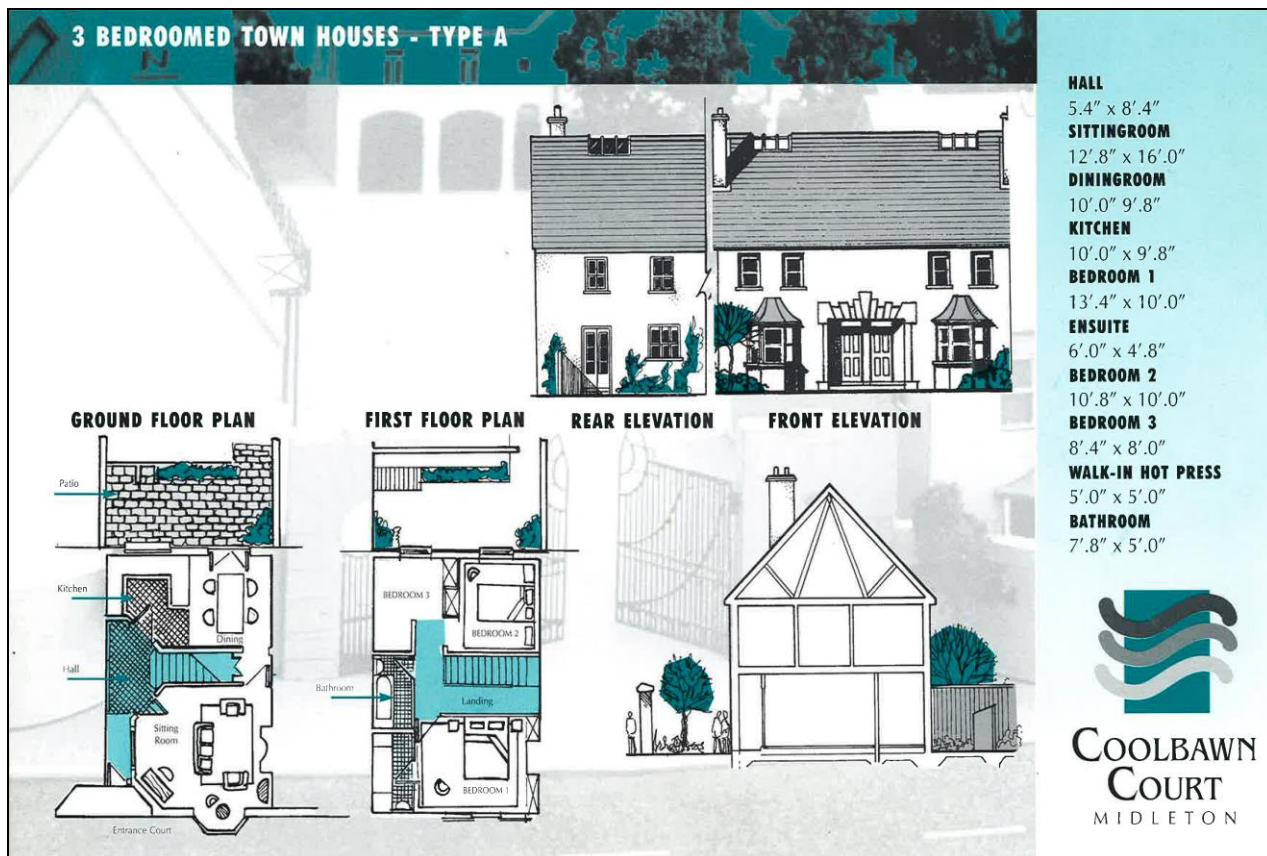


**Bedroom 3:** 2.5 x 2.2



**Bathroom:** 2.0(m) x 1.5 bath, w.c. & w.h.b.





### OUTSIDE:

Private off street parking for 2 cars to the rear through secure electronic gates. Access to front through decorative wrought iron gate.



SERVICES : Mains Water & Drainage.

EIRCODE : P25 KD34

BER: BER: D1      BER NO: 114564271

FEATURES:

Private, safe location close to Town Centre within walking distance of all amenities, shops, schools, churches, restaurants, farmers market, train and bus services.  
Generous living accommodation  
Master bedroom en-suite  
9ft. ceilings on ground floor  
Electric storage heating  
PVC double glazed windows  
Own door access  
Off Street parking for 2 cars  
Automatic gated entrance  
Easy access to the N25

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



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