



*Well-proportioned 3 Bedroom Semi-Detached Residence.*

**No. 2 Poppyfields Close,  
Broomfield Village,  
Midleton,  
Co. Cork.  
P25 W638**

For Sale by Private Treaty



**A.M.V €285,000**



Built in 2002, No. 2 Poppyfields Close is a bright and spacious 3 Bedroom Semi-detached property which comes to the market in pristine condition, having been recently re-decorated.

The property has a large rear garden and is superbly situated overlooking a green area in the ever popular and much sought after Broomfield Village, just a short walk from Midleton Town Centre and all amenities including the nearby Train Station and with easy access onto the N25.

Viewing is highly recommended.

### **ACCOMMODATION :**

**Entrance Hallway:** 6.10 x 2.59(m) with guest w.c.

**Living Room:** 5.5 x 3.56 with bay window, cast iron fireplace with timber surround.



**Dining Room :** 5.5 x 3.6 with sliding patio door to rear.



**Kitchen/Dining Room :** 4.8 x 2.9 with built-in units & eye level presses, Whirlpool Fridge Freezer, Zanussi Oven & Hob, Axl Dishwasher.



**Utility :** 2.0 x 1.4 with Whirlpool Dryer & Grand Vita Washing machine.





**FIRST FLOOR :**

**Master Bedroom:** 4.5 x 2.9 front aspect, wall to wall built-in wardrobes, bay window.

**En-Suite :** 2.9 x 1.0 w.c., w.h.b & tiled shower with Mira Elite 2 Electric Shower.



**Bedroom 2:** 3.4 x 3.9 rear aspect, double built-in wardrobes.



**Bedroom 3:** 2.7 x 2.7 front aspect, double built-in wardrobes.



**Bathroom:** 2.2 x 2.0 w.c., w.h.b, bath with Mira Elite electric shower, tiled bath area.





**OUTSIDE :**

Double driveway & garden to the front.  
Large garden with patio area & garden shed to the rear.









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

**EIRCODE :** P25 W638

**BER:** C2 – BER NO. 115389140

**FEATURES:**

- Superb location
- Overlooking large green area
- Generous living accommodation
- Totally redecorated
- Guest w.c.
- Utility Room
- Extensive fully fitted kitchen
- Built-in wardrobes in all bedrooms
- Master Bedroom en-suite
- Gas fired central heating
- Outside tap
- PVC double glazed windows
- Enclosed rear garden with timber garden shed

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



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