

*Stunning 4 Bedroom Detached Residence
located in this sought after and convenient address*

**1 Hawthorn Drive,
Rocky Road,
Midleton,
Co. Cork.
P25 A667**

For Sale by Private Treaty



A.M.V €

BER C2

Large and spacious detached property just off the N25 and a short walk to Midleton Town centre and all its amenities. Built in 1999 on a large private site the property offers ample ground floor living space as well as an office and 4 well-appointed bedrooms with two en-suites. The gardens are mature and well laid out with two patio areas and a garden shed to the rear.

An exceptional property of which viewing is highly recommended.

ACCOMMODATION :

Entrance Hallway: 4.6 x 2.00(m) with Karndean tiled floor.

Living/Dining Room: 6.8 x 4.2 feature open fireplace built in display unit & large Bay window.



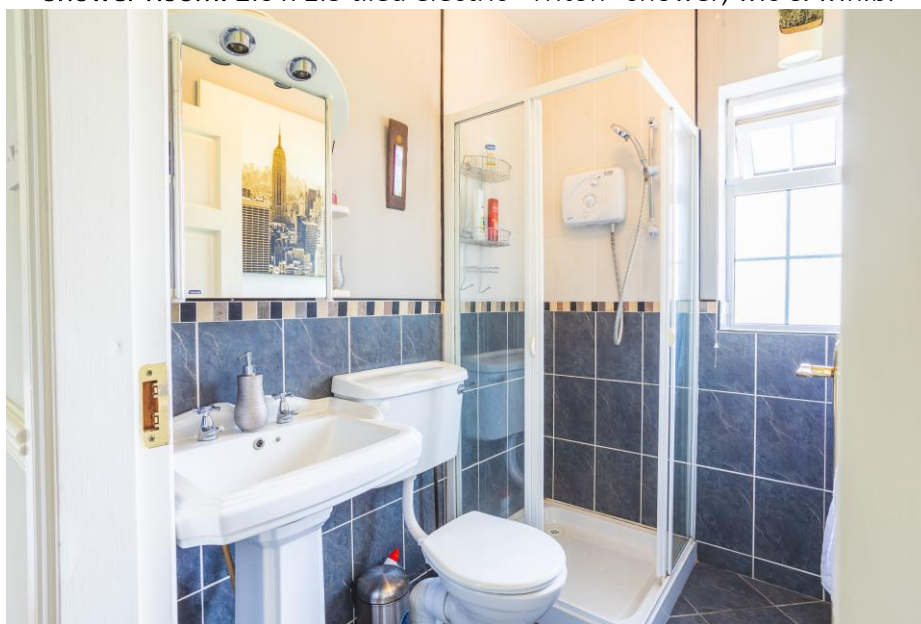
Kitchen/Breakfast Area: 6.3 x 3.4 with built-in fitted units & eye level presses.
Tiled floors & French doors to rear.



Utility: 3.1 x 3.0 with tiled floor, plumbed for washing machine, door to rear.



Shower Room: 2.0 x 1.5 tiled electric "Triton" shower, w.c & w.h.b.



Office: 3.1 x 3.0 separate access from rear.



Bedroom 1: 3.6 x 3.3

En-suite: 2.2 x 0.85 fully tiled, electric shower, w.c & w.h.b.



Sitting Room: 4.2 x 3.6 open fireplace.



FIRST FLOOR:

Master Bedroom: 5.0 x 4.6 ; 3.2 x 3.1

En-Suite: 3.0 x 1.4 bath with electric shower, w.c & w.h.b.



Bedroom 3: 4.4 x 2.7



Bedroom 4: 4.4 x 3.1 ; 1.8 x 1.5



Bathroom: 4.4 x 2.6 large shower unit, w.c., cabinet w.h.b & heated towel rail& hot press.



OUTSIDE :

Large landscaped garden with two patio areas & garden steel shed to the rear.



SERVICES :

Oil fired central heating.
Mains Drainage.
Mains Water.

EIRCODE :

P25 A667

BER:

— BER NO.

FEATURES:

Location, location, location!
Large well-appointed home (m²)
4 Bedrooms, 2 en-suites
Ample living accommodation.
Large enclosed and landscaped rear garden.

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



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