

*Modern and spacious 3 Bedroom Duplex*

**40 Ashbrook,  
Castlelake,  
Carrigtwohill,  
Co. Cork.  
T45 NY33**

For Sale by Private Treaty



**A.M.V €249,000**

**BER B2**

No. 40 Ashbrook is a superbly located, bright and spacious duplex which comes to the market in pristine condition throughout.

Built in 2006 and extending to 99m<sup>2</sup> the property has been lovingly modernised and decorated by its owners and boasts a long list of features including a newly refurbished main bathroom and en-suite, guest w.c., master bedroom with an en-suite & walk-in wardrobe, fully floored & wired attic and a South facing balcony.

Viewing is highly recommended.

## ACCOMMODATION :

**Entrance Hallway:** 5.60m x 2.55m wooden flooring, storage and Combi Boiler under the stairs.

**Kitchen:** 5.15m x 3.85m wooden floor with extensive floor and eye level units, Bosch Dishwasher, Zanussi Hob & Oven, Candy Washing Machine and Hoover Fridge Freezer.



**Dining / Living Area:** 3.67m x 6.46m bay window, wooden floor, recessed lighting, feature electric fireplace with timber surround and French doors leading out to the balcony.



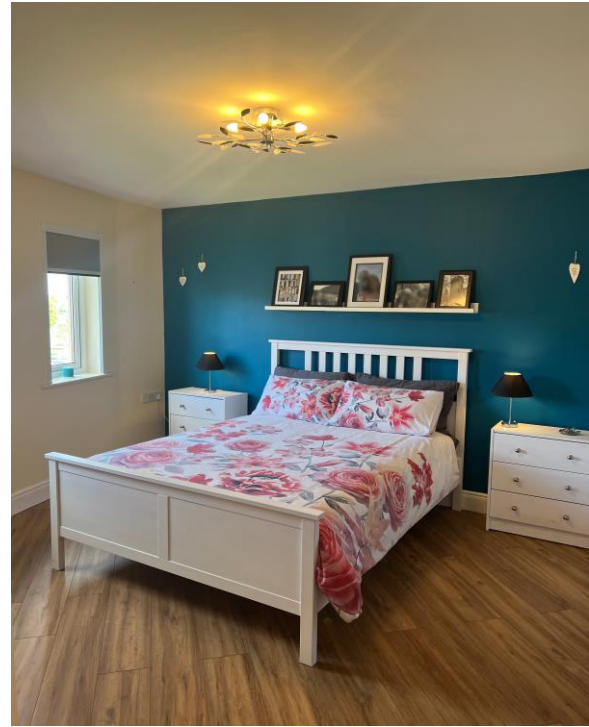
**Utility:** 1.81m x 1.70m plumbed for washing machine, floor and wall mounted storage units.

**Guest WC:** 1.59m x 1.97m recently renovated, w.h.b. & w.c.



**FIRST FLOOR:**

**Master Bedroom:** 5.84m x 3.86m laminate wooden flooring, walk-in wardrobe (2.08 x 2.10).



**En-Suite:** 2.78 x 2.60 fully tiled, Bluetooth mirror, w.c., w.h.b., walk-in shower.



**Bedroom 2:** 3.39m x 3.4m laminate wooden flooring, double wardrobe with soft closing and interior lights.



**Bedroom 3:** 3.53m x 2.43m laminate wooden flooring.

**Bathroom:** 2.28 x 1.85 recently refurbished, fully tiled, with porcelain tiles, w.c., w.h.b. & a 12 jets Jacuzzi bath.





**OUTSIDE :**

South facing rear balcony.



**SERVICES :**

Gas fired central heating.  
Mains Drainage.  
Mains Water.

**EIRCODE :**

T45 NY33

**BER:**

B2 – BER NO. 111206504

**FEATURES:**

Master bedroom En-suite & Walk-in wardrobe.  
French doors from living area to the Southerly facing balcony.  
All blinds and light fittings are included in the sale.  
Ample parking with 1 designated car space.  
Attic with stira stairs, floored and wired.  
Zoned gas fire central heating.  
Management Charge: €420.00 per annum.  
Superbly located convenient to Carrigtwohill and its vast array of amenities, train station, supermarkets including Aldi & Centra, Church, Shops, Pubs, Schools (both Primary & Secondary) and numerous sporting & recreational facilities.

**VIEWING :**

Strictly by prior appointment with the sole selling agents.



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