

**Modern & exceptionally well presented 4 Bedroom Semi-Detached Residence.**

**No.2 Copperfields,  
Broomfield Village,  
Midleton,  
Co. Cork.**



**A.M.V €370,000**

**BER B3**

No. 2 Copperfields comes to the market in pristine condition, having been stylishly modernised and decorated by its current owners to provide an abundance of bright, spacious living accommodation.

Built in 2003, the property extends to c. 126.7m<sup>2</sup> (1,364ft<sup>2</sup>) overlooks a large elevated green area to the front and boasts a sunny South facing rear garden with Porcelain patio areas which offers maximum privacy as it's not overlooked.

Situated in this desirable residential area in the much sought after and popular 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 & strictly by prior appointment with the sole selling agents.

### **ACCOMMODATION:**

**Entrance Hallway:** 4.6 x 2.5 including guest w.c, under stairs closet.



**Sitting Room:** 4.6 x 3.5 with bay window, inset solid fuel stove, built-in back-lit units.



**Kitchen/Dining Room:** 6.2 x 3.8 built-in units & eye level presses, island with sink & storage, Quartz worktop, Integrated oven, hob, dishwasher, larder fridge & larder freezer. French doors to rear patio area.





**Living Area: 3.1 x 3.0**



**Utility Room: Plumbed for washing machine & dryer.**

**FIRST FLOOR:**

**Master Bedroom:** 3.8 x 3.8 with bay window, wall to wall built-in wardrobes.

**En-Suite:** 3.0 x 1.0 fully tiled with electric "Mira Elite" shower, w.h.b & w.c.



**Bedroom 2:** 3.4 x 3.4 double built in wardrobe.



**Bedroom 3:** 3.2 x 2.7 built-in wardrobe.



**Bathroom:** 2.0 x 1.7 fully tiled with bath, "Triton" electric shower, cabinet wash hand basin & w.c.



**Bedroom 4:** 2.5 x 2.7 built in wardrobe.



OUTSIDE :



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 X519

BER: B3 BER NO: 102856275

**FEATURES:**

Modern & exceptionally well presented property  
Generous living accommodation  
Guest w.c. on ground floor  
Built-in wardrobes in all 4 bedrooms  
Master Bedroom en-suite  
Bathrooms upgraded in 2019  
New Kitchen installed in 2017  
Attic stairs fitted & partially floored  
Zoned gas fired central heating  
Mix of triple & double glazed PVC windows  
Security alarm  
Private South facing rear garden with porcelain tiled patio areas  
Garden shed (8'x8')  
Double driveway to the front  
Situated overlooking a large, elevated green area  
Superb location – within walking distance of Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, famous Midleton Farmers Market which takes place every Saturday, along with bus and rail services.

- Light Fittings & Curtains are not included in the sale.

**VIEWING :**

Strictly by prior appointment with the sole selling agents.



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