

## Beautifully maintained and decorated 3 Bedroom Semi-Detached Residence

No. 10 Gleann Fia, Killeagh Road, Mogeely, Co. Cork. P25 D452





Built in 2006 and upgraded in 2015 No. 10 Gleann Fia is ready to move into and offers a wonderful mix of urban and rural living. Mogeely is becoming increasingly popular with the soon to be opened Midleton – Youghal Greenway on your doorstep and the N25 main Cork/Waterford road only a mile away in Castlemartyr. The property enjoys the benefit of a combi-gas boiler with Google Nest wireless heating and hot water controls. Outside there is an electric vehicle charge point, a rear garden complete with an extra large patio, timber pergola and beautiful views of the rolling East Cork countryside.

Viewing is highly recommended & strictly by prior appointment.



## **ACCOMMODATION:**

Entrance Hallway: 4.1 x 2.5 Closet



Guest WC: 1.7 x 1.7 Cabinet, WHB and WC

**Kitchen/Dining:** 5.7 x 3.0 Tiled floor, built-in units and eye level presses. Nordmende gas hob and oven. Siemens fridge freezer, washing machine and dishwasher. Door to rear.



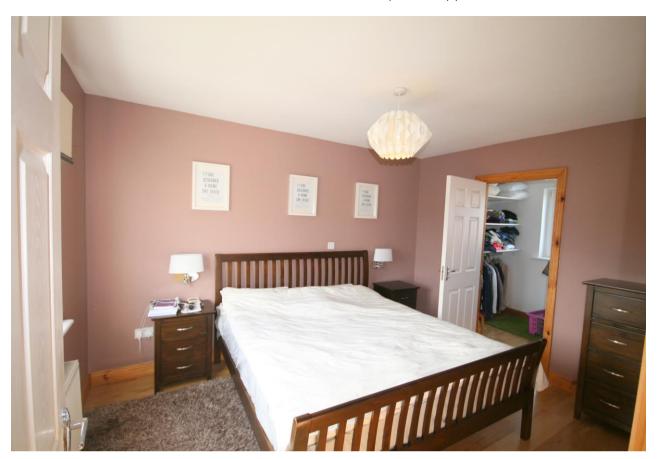


**Living Room:** 5.7 x 3.1 Black marble fireplace with inset stove. French doors to rear.



## **FIRST FLOOR:**

Master Bedroom: 4.0 x 3.0 Walk-in wardrobe (2.0 x 1.7) plumbed for en-suite



**Bedroom 2:** 3.1 x 2.3

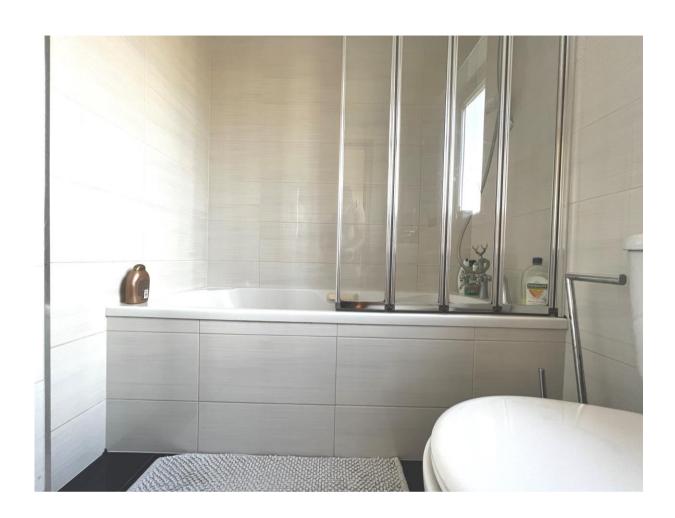


**Bedroom 3:** 3.2x 3.1 Built-in double wardrobe





**Bathroom:** 2.5 X 1.7 Fully tiled, bath with shower, wash hand basin & toilet. Heated towel rail.





## **OUTSIDE:**







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

**EIRCODE**: P25 D452

**BER:** B3 - BER No. 107192049

**FEATURES:** Generous living accommodation

Ready to move into

Guest WC on ground floor

Walk-in wardrobe in master bedroom (plumbed for en-suite)

Electric vehicle charge point

Mature & landscaped rear garden with extra large patio, timber pergola and beautiful countryside views

Combi-gas boiler, Google Nest wireless heating and hot water controls

Superb location

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



39 Main Street, Midleton, Co. Cork t: 021 4631755 42 South Mall, Cork t: 021 4273800

E: <u>info@mccarthymcgrath.com</u> w: <u>www.mccarthymcgrath.com</u> *PSRA Licence No. 001757*