

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

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

For Sale by Private Treaty



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.

**A.M.V €285,000**

## 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.



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