



Bright & Spacious 3 Bedroom Semi-Detached Residence.

**No. 38 Cois Coillte,
Saleen,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



AMV: €290,000



Built in 2006, No. 38 Cois Coillte is presented in walk-in condition throughout, superbly located in this small residential development overlooking a large green area, whilst its elevated corner position provides superb views of the surrounding countryside & woods.

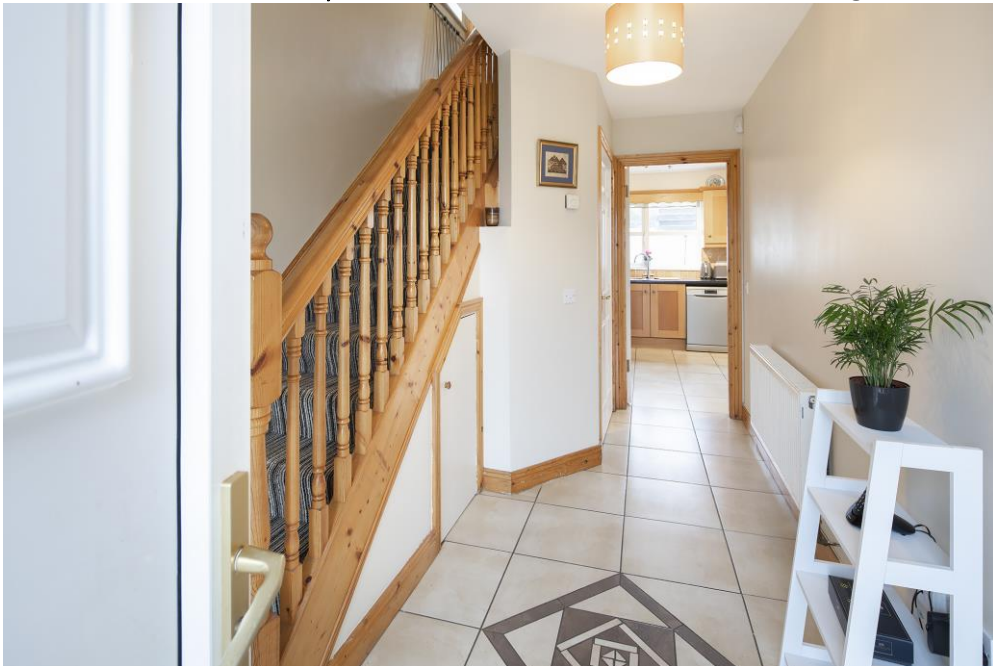
Conveniently situated just a short walk from Scartleigh National School, a Playschool/after school and Bus Stop which services nearby secondary schools in Midleton.

Midleton Town and all its amenities are only a short 5 min. drive away with scenic East Ferry and Saleen Creek just a few minutes walk away and beaches at Inch, Whitebay and Ballybranigan are only a short drive away along with sporting clubs and facilities in nearby Aghada and Whitegate.

Viewing recommended & is strictly by prior appointment with the sole selling agents.

ACCOMMODATION :

Entrance Hallway: 4.7 x 2.5 tiled floor, understairs storage.



Guest w.c.: with tiled floor, w.c & whb



Living Room: 4.6 x 3.6 with solid Maple floor, open fire with cast iron fireplace & timber surround.



Kitchen/Dining Room : 4.6 x 3.6 tiled floor, Solid Red Alder built-in units and eye level presses, integrated dishwasher, hob & oven. Patio door to rear.





FIRST FLOOR :

Bathroom: 2.6 x 2.3 tiled floor, bath with tiled wall, w.c. & w.h.b.



Bedroom 1 : 3.9 x 3.9 front aspect, Red Deal flooring, double built-in wardrobes.
En-Suite: 2.3 x 1.4 tiled floor & shower with Mira Sport electric shower, w.c. & w.h.b.



Bedroom 2: 3.8 x 3.8 rear aspect, Red Deal flooring double built-in wardrobes.



Bedroom 3: 2.9 x 2.5 front aspect, Red Deal flooring.



OUTSIDE: Driveway to the front & enclosed rear garden which isn't overlooked.





SERVICES : Mains Water, Drainage & Oil fired central heating.

EIRCODE : P25 AY04

BER: C1 – BER No. 116173923

FEATURES: Bright, spacious living accommodation
In turn-key condition
Guest w.c. on ground floor
Master Bedroom En-Suite
PVC double glazed windows
Oil fired central heating
Security Alarm
Enclosed & private rear garden with covered area to the side & timber garden shed (wired and plumbed for washing machine).
Superbly located just a few minutes drive from Midleton Town and all its amenities & within walking distance of National School, Playschool and Bus stop.

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



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