

Elegant Detached Residence in a superb location.

23 Midleton Downs,
Castleredmond,
Midleton,
Co. Cork
P25 T932

For Sale by Private Treaty



A.M.V €550,000

No. 23 Midleton Downs presents a rare opportunity to acquire a detached residence in this quiet cul-de-sac overlooking the green area in this exclusive development. The property has been lovingly maintained by its owners and boasts all the attributes of a wonderful family home, from its abundance of bright, spacious, well thought-out living accommodation, private enclosed rear garden with large patio area to its enviable location, within walking distance of Midleton Town and all amenities makes No. 23 an idyllic family home. Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

ACCOMMODATION:

GROUND FLOOR :

Entrance Hallway: 5.7 x 1.2 tiled floor

Guest w.c.: tiled floor, w.c. & w.h.b.



Living Room: 7.2 x 3.6 dual aspect with a bay window to the front and French doors to the rear patio area, 'Stovax' wood burning stove with marble surround.



Dining Area: 3.2 x 2.9 tiled floor, bay window.



Kitchen: 4.1 x 3.2 tiled floor, extensive built-in kitchen with integrated 'AEG' hob, oven & microwave & integrated dishwasher.



Utility Room : 2.1 x 2.0 tiled floor, large storage unit, shelving & door to rear.



FIRST FLOOR:

Master Bedroom 1: 4.3 x 3.2 front aspect, extensive built-in wardrobes.





En-Suite: 2.0 x 1.8 tiled floor, vanity sink unit, w.c., w.h.b & shower unit & heated towel rail.



Bedroom 2: 3.7 x 3.2 front aspect with double built-in wardrobes.



Bedroom 3: 3.2 x 2.8 rear aspect.



Bedroom 4: 3.8 x 2.6 rear aspect, built-in wardrobes.



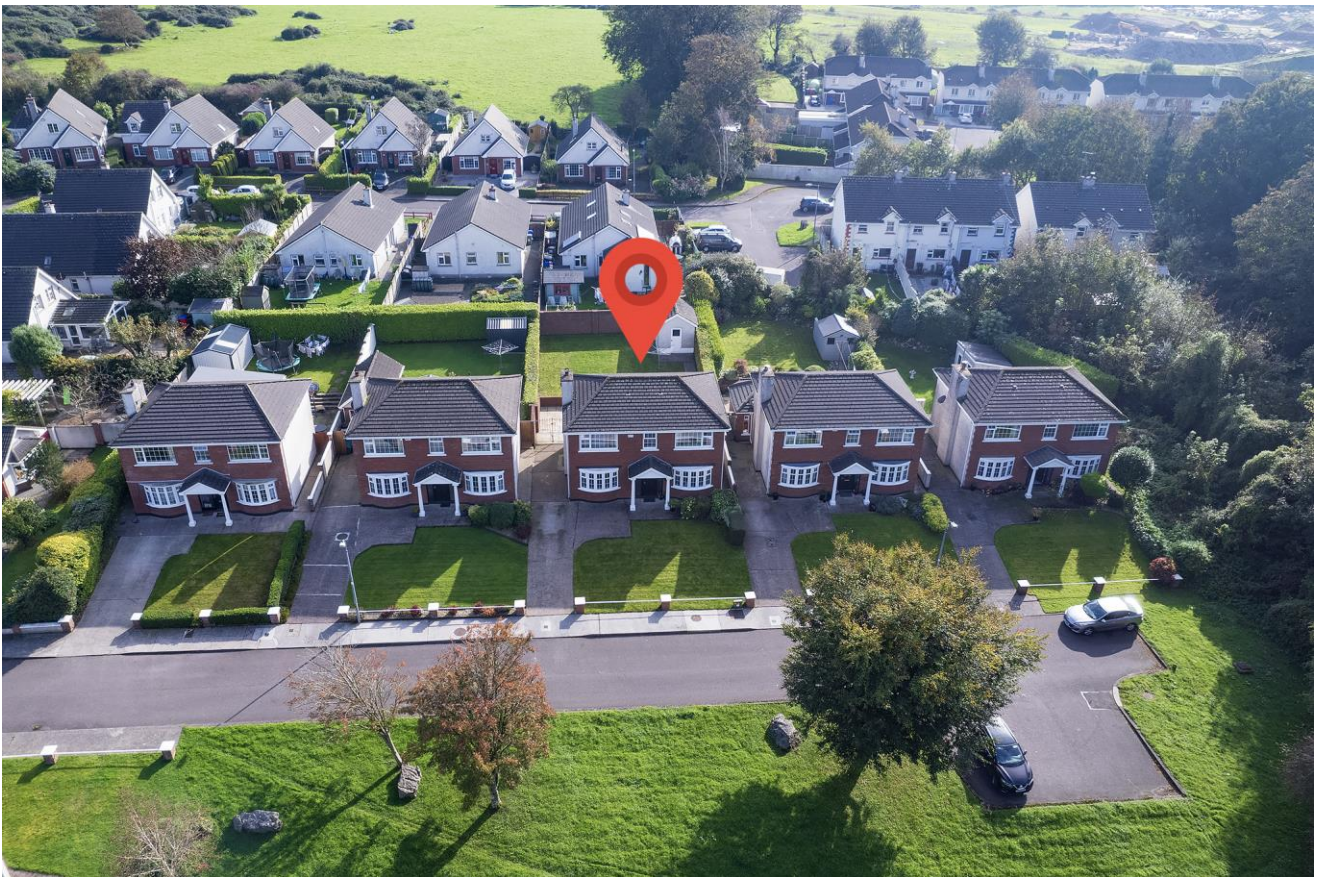
Bathroom : 2.6 x 1.7 tiled floor, bath, w.c., w.h.b & heated towel rail.



OUTSIDE :

Large driveway & garden to the front with vehicular access to the rear.
Large, private enclosed South facing rear garden with patio area & block built shed.
Outside tap, lights & socket.





FEATURES:

- Detached residence in immaculate condition
- Generous living accommodation c. 133m²
- 4 Bedrooms (master with en-suite)
- Private South facing rear garden with large patio area
- Vehicular access to the rear
- Block-built shed (wired)
- Partially floored attic with Stira fitted
- Fibre Broadband
- Security alarm
- External lighting
- PVC double glazed windows
- Gas fired central heating
- Outside tap
- Situated 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, the newly opened Greenway along with bus and rail services.
- Easy access to the N25.

SERVICES : Mains Water & Drainage.

EIRCODE : P25 T932

BER: C2 – BER No. 117076141

TITLE: Freehold

VIEWING : Strictly by prior appointment



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