

## Impressive 3 Bedroom Semi-Detached Residence

No. 10 Millbrook Close, Mill Road, Midleton, Co. Cork.

For Sale by Private Treaty





No. 10 Millbrook Close is a modern and tastefully decorated residence, which enjoys a superb location in a cul-de-sac in this mature residential area, just a few minutes walk from the Train Station, newly opened Greenway, Restaurants and Local Bars, Bus Stop, Market Green Shopping Centre, a wide selection of Primary and Secondary schools and all the amenities Midleton Town has to offer.

Built in 1997, this 3 bedroom semi-detached property extends to c. 93m² (1,000 ft²) and thanks to its savvy owner occupiers, oozes style and bright living accommodation which together with its private South Westerly facing rear garden & patio make No. 10 Millbrook Close very desirable.

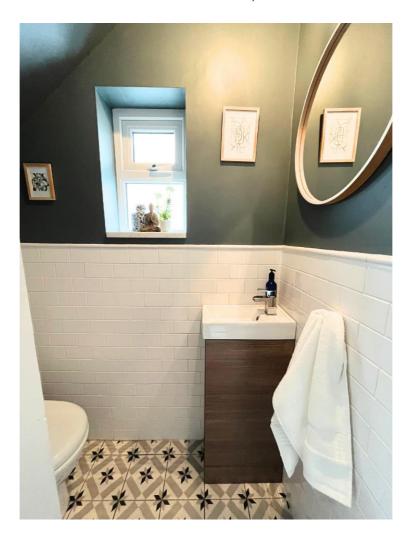
Viewing is highly recommended & strictly by prior appointment.

## **ACCOMMODATION:**

**Entrance Hallway:** 4.4 x 1.8(m) timber floor and under-stair utility storage.



**Guest Toilet:** tiled floor & half wall, w.c. & cabinet w.h.b.



**Living Room:** 5.0 x 3.5 timber floor & contemporary inset gas fire.





**Kitchen/Dining Room:** 5.5 x 4.0 built in units & eye level presses, integrated dishwasher, Samsung washer/dryer, Bosch electric oven and hob. Sliding patio door to rear South Westerly facing patio area & garden.





## **FIRST FLOOR:**

**Master Bedroom:** 4.6 x 3.3 front aspect, wall to wall slide robes.





**Bedroom 2:** 3.6 x 3.0 rear aspect, double built-in wardrobes





**Bedroom 3:** 3.5 x 2.3 rear aspect.



**Bathroom:** 2.7 X 2.0 fully tiled, bath with electric Triton T80 electric shower, w.c. & floating w.h.b., heated towel rail, storage unit, includes Hotpress with immersion.





## **OUTSIDE:**

Garden & double driveway to the front. Enclosed, private South Westerly facing rear garden with patio area & timber shed.





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

**EIRCODE:** P25 W583

**BER:** C2 - BER No. 116006156

**FEATURES:** Superbly presented

Generous living accommodation Guest w.c. on ground floor Attic & walls insulated (2022)

Stira to floored attic, with ample shelving / storage, fully wired.

Gas fired central heating PVC double glazed windows

Security Alarm

Double driveway and garden to the front

Enclosed, private South Westerly facing rear garden with patio area & timber garden shed.

Situated in a cul-de-sac

Superb location – within walking distance of the Train Station, Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, Midleton-Youghal Greenway and the famous Midleton Farmers Market which takes place

every Saturday.

**<u>VIEWING</u>**: 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 2 East Beach, Cobh, Co. Cork t: 021 4811494

E: <u>info@mccarthymcgrath.com</u> w: <u>www.mccarthymcgrath.com</u>

PSRA Licence No. 001757