

Superb 3 Bedroom Semi-Detached Residence in a convenient location.

***1 Blueberry Court,
Broomfield Village,
Midleton,
Co. Cork.***

For Sale by Private Treaty



A bright and well maintained property, comprising of c. 91.69m² (986.94ft²), situated in the popular and convenient Broomfield Village just a short walk from Midleton Town Centre and Train Station. This modern property boasts features including; downstairs w.c, natural gas central heating, pvc double glazed windows, master bedroom, en-suite, built-in wardrobes in 2 bedrooms and an enclosed rear garden with patio area.

Viewing is highly recommended.

ACCOMMODATION:

Hallway: 3.86 x 1.99 with timber floor.

Guest w.c.: with toilet & whb.



Hallway

Living Room: 6.28 x 3.10 bay window, timber floor, cast iron fireplace with timber surround, centre rose & cornicing and patio door to the rear.



Living Room

Kitchen/Dining Room: 15.77 m² (169.75ft²) tiled floor, extensive built-in units and eye level presses, integrated gas hob and electric oven, integrated dishwasher & fridge freezer.



Kitchen/Dining Room

Utility Room: 2.69 x 1.46 (m) tiled floor, plumbed for washing machine & tumble dryer with door to rear.

Master Bedroom: c. 15.77m² (169.75ft²) with extensive built-in wardrobes.

En-Suite: with electric shower, w.c. & w.h.b.



Master Bedroom

Bedroom 2: 3.30 x 2.63 with built-in wardrobes.

Bedroom 3: 2.56 x 2.24



Bedrooms 2 & 3

Bathroom: 1.63 x 1.63 fully tiled with bath, w.c. & w.h.b.



Bathroom

OUTSIDE: Enclosed rear garden with patio area and side entrance.



BER DETAILS:

BER: C1 **BER NO:** 108707860 **169.85 kWh/m²/yr:**

SERVICES:

Mains Water, Drainage and Gas.

TITLE:

Freehold.

VIEWING:

Strictly by prior appointment with the Sole Selling Agent.