



39 Main Street, Midleton, Co. Cork.

t: 021 4631755

f: 021 4613348

e: info@mccarthymcgrath.com

w: www.mccarthymcgrath.com

THREE BEDROOM DETACHED BUNGALOW IN AN EXCELLENT LOCATION.

***No. 2 Laurel Court,
Dwyers Road,
Midleton,
Co. Cork.***

For Sale by Private Treaty



BER D2

New to the market No. 2 Laurel Court is enviously situated in this sought after, mature residential area just a few minutes walk from Midleton Town and all amenities. The property is well maintained throughout and would appeal to a wide audience from the first time buyer, to family and onto purchasers looking to possibly scale down to a detached bungalow in the heart of the town.

Features include; oil fired central heating, built-in wardrobes in 2 bedrooms, pvc double glazed windows, driveway & car-port to the front and mature & private garden to the rear.

Viewing is highly recommended.

ACCOMMODATION:

Hallway: with storage closet.

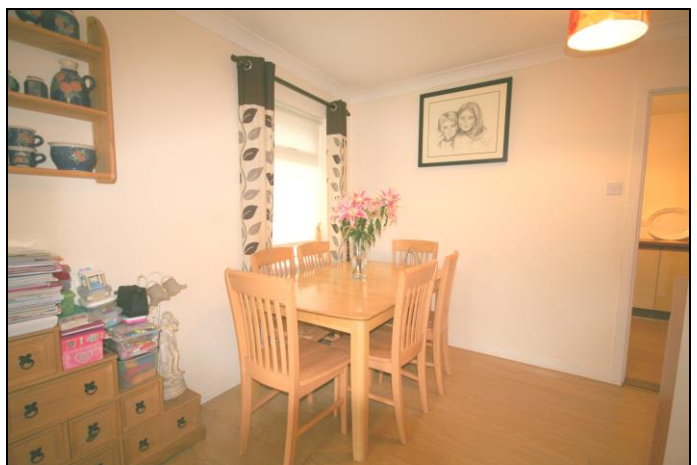


Hallway

Living Room: 5.4 x 5.4 open fireplace with marble surround.



Living Room



Kitchen: 4.0 x 2.4 built-in units & eye level presses.



Kitchen

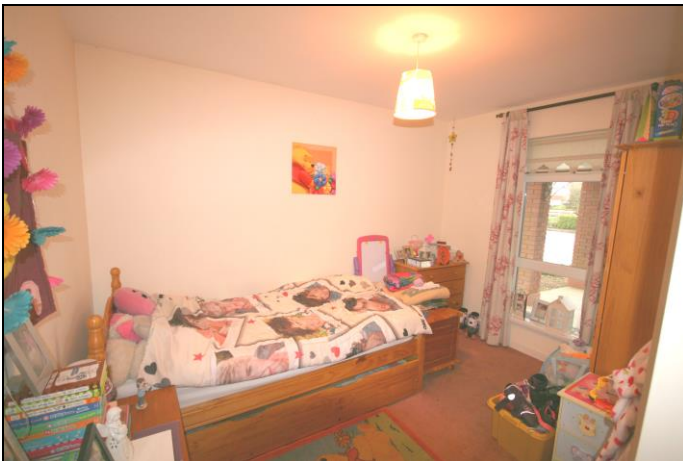
Bedroom 1: 3.6 x 3.3 His/ Hers built-in wardrobes.



Master Bedroom

Bedroom 2: 3.5 x 2.8(m) built-in wardrobes.

Bedroom 3: 2.6 x 3.3



Bedrooms 2 & 3

Bathroom: 2.0(m) x 1.8 fully paneled pvc walls, electric "Mira" walk-in shower, w.c. & w.h.b.



Bathroom

OUTSIDE:

Garden with driveway & carport to the front
Private enclosed rear garden with shed.



<u>EIRCODE:</u>	P25 DY82		
<u>BER DETAILS:</u>	BER: D2	BER NO: 105951438	296.35 kWh/m ² /yr
<u>TITLE:</u>	Freehold.		
<u>SERVICES:</u>	Mains water & drainage		
<u>VIEWINGS:</u>	Strictly by prior appointment with the sole selling agents.		

PSRA Licence No. 001757

These particulars are issued by McCarthy & McGrath on the understanding that any negotiations respecting the Property mentioned are conducted through them.

Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.