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A SUBSTANTIAL DETACHED RESIDENCE IN AN EXCELLENT LOCATION.

***Loughaderra,
Midleton,
Co. Cork.***

For Sale by Private Treaty



McCarthy & McGrath Auctioneers are delighted to bring this superb detached residence to the market.

Built in 1977 and situated on a mature and landscaped site in this extremely sought after location, just 3 miles East of Midleton Town on the N25, making it ideal for those looking to commute to Cork City. This is a unique opportunity for those looking to put their own stamp on a property with generous living accommodation on a great site in a convenient setting, close to Ballintotis National School and Castlemartyr Resort & Golf Course.

Features include; oil fired central heating, pvc double glazed windows, mature & manicured site. Viewing is highly recommended.

ACCOMMODATION:

Porch Entrance

Hallway: 4.0 x 3.5 open thread staircase, large South facing window.



Hallway

Living Room: 6.78 4.0 with open fireplace with marble surround.



Living Room

Dining Room: 3.78 x 3.5

Sitting Room: 3.6 x 3.6 open fireplace with marble surround.

Kitchen: 3.8 x 3.0 built-in units & eye level presses.



Kitchen

Utility: 4.2 x 3.2 built-in units & eye level presses, double sink unit, plumbed for washing machine.

Toilet: 1.7 x 1.1 fully tiled, w.c. & w.h.b.

Playroom/Study: 3.3 x 3.2 sliding patio door to side.

FIRST FLOOR:

Master Bedroom: 4.6 x 3.6

En-Suite: 2.1 x 1.7 electric "Mira" shower, w.c. & w.h.b

Bathroom: 2.0 x 2.0 fully tiled bath with electric "Mira" shower, cabinet w.h.b. & w.c.

Office: 2.7 x 2.00

Bedroom 2: 3.5 x 2.8

Bedroom 3: 4.00 x 3.5

Bedroom 4: 4.00 x 3.1 double built-in wardrobes

OUTSIDE:

Mature and landscaped gardens



EIRCODE: P25 XF15

BER DETAILS: BER: D1 BER NO: 109532663 244.14 kWh/m²/yr

TITLE: *Freehold.*

SERVICES: *Private Water Supply & Septic Tank Drainage.*

VIEWINGS: *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to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have been let, sold or withdrawn.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.