

*Spacious & Modern Semi-Detached Residence.*

**No. 2 Meadowlands,  
Broomfield Village,  
Midleton,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath are delighted to bring No. 2 Meadowlands, Broomfield Village, Midleton to the market. Built in 2003, this modern, bright and well presented property, offers spacious living accommodation (c. 124 m<sup>2</sup> / 1,337 ft<sup>2</sup>) in this extremely popular and convenient location, just a short walk from Midleton Town Centre and Train Station.

**A.M.V. €280,000**

**BER C1**

## **ACCOMMODATION :**

**Entrance Hallway:** 6.00 x 2.55 with guest w.c. & w.h.b.



**Living Room:** with large bay window, cast iron fireplace with timber surround (gas connection), double doors to -

**Sitting Room :** 3.52 x 3.28 sliding patio door to rear.



**Kitchen/Dining Room :** 5.05 x 2.84 with tiled floor, fully fitted units & eye level presses with black Granite worktops, work island with breakfast bar, integrated "Creda" electric oven & gas hob. Plumbed for dishwasher



**Utility :** 1.76 x 1.24 with tiled floor, plumbed for washing machine. Door to the rear.

**FIRST FLOOR :**

**Master Bedroom:** 4.44 X 3.53 wall to wall built-in wardrobes & dressing area, large bay window.

**En-Suite :** 2.90 x 1.00 tiled shower unit, w.c. & w.h.b



**Bedroom 2:** 3.36 x 3.34 built-in wardrobes.

**Bedroom 3:** 3.03 x 2.66 built-in wardrobes.



**Bathroom:** 2.00 x 1.67 tiled floor & bath with electric “Triton” shower, w.c. & w.h.b.

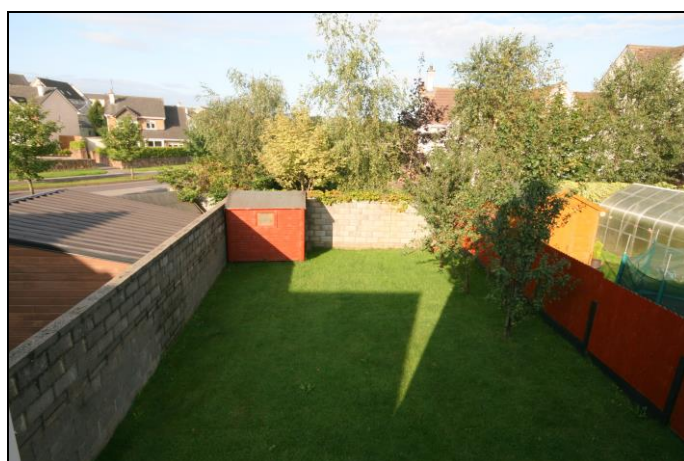


**Bedroom 4:** 2.80 x 2.63 built-in wardrobes.



### OUTSIDE :

Double driveway & garden to the front.  
Enclosed rear garden with timber garden shed.



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 CP48

BER: C1 - BER No. 109758805

FEATURES:

- Superb location
- Turn-key condition
- Generous living accommodation
- Security Alarm
- Guest w.c.
- Utility Room
- PVC double glazed windows
- Master Bedroom en-suite
- Attic with "Stira" attic stairs fitted (partially floored)
- Enclosed rear garden

VIEWING : Strictly by prior appointment with the sole selling agents.



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