



39 Main Street, Midleton, Co. Cork.

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A unique development opportunity in a superb location, with Full Planning Permission for a contemporary extension.

***No. 2 Youghal Road,  
Midleton  
Co. Cork.***

*For Sale by Private Treaty*



Superbly situated Semi-Detached property, located just a short walk from Midleton's Main Street and from a selection of both Primary and Secondary Schools.

Whilst in need of full renovation the property has huge potential with the benefit of rear access and with the added advantage of having Full Planning Permission for a stylish and contemporary extension (Planning Ref No. 17/04540) incorporating 2 off-street car parking spaces.

## **Accommodation:**

(Existing Dwelling)

Entrance Hallway

Living Room : 4.60 x 4.50

Sitting Room: 4.50 x 3.20

Kitchenette : 2.40 x 2.40

*First Floor:*

Bedroom 1: 4.60 x 3.30

Bedroom 2: 2.40 x 2.40

## **OUTSIDE :**

Large Detached Shed



**EIRCODE:** P25V883

**SERVICES:** Mains water, sewerage & gas available.

**BER :** G

**BER NO:** 108593948

**kWh/m<sup>2</sup>/yr:** 1350.1

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

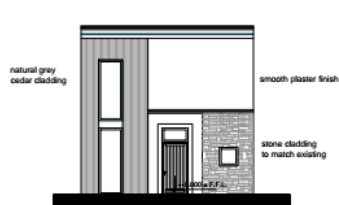
**PROPOSED EXTENSION, SITE LAYOUT, GROUND & FIRST FLOOR PLANS  
AS PER PLANNING PERMISSION REF. NO. 17/04540**



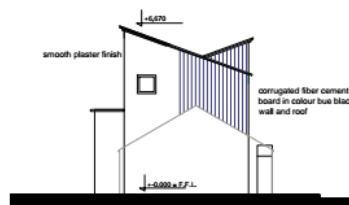
North- West elevation  
View from Youghal Road



South elevation  
View from The Oaks Road



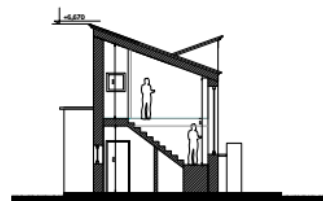
North Front Elevation - Main entrance



Side West Elevation



East Rear Elevation - back garden



Cross section AA'

