

Spacious & Modern Detached Residence on a c. ¾ Acre Site,

**Pairc na Ghlaise,
Ballyspillane East,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring to the market this superb family home on a c. ¾ acre site.

Wonderfully situated nestled in the countryside yet just 4km (2.5 miles) from the bustling Town of Midleton and all amenities.

Built in 2007 to a high standard and comprising of c. 195m², this property offers generous living accommodation along with a long list of features on a mature site with panoramic views.

A.M.V €320,000

ACCOMMODATION :

Entrance Hallway: 1.74 x 1.40 tiled floor, double doors to :
Hallway: 5.00 x 2.80 semi-solid oak flooring.



Living Room: 4.60 x 4.50 with semi-solid oak flooring, marble fireplace with timber surround.



Kitchen/Dining Room : 7.30 x 4.30 tiled floor, built-in units & eye level presses, gas cooker, plumbed for dishwasher.



Utility : 4.00 x 1.80 tiled floor, sink unit & worktop , plumbed for washing machine & dryer, electric oven, door to rear.

Bedroom 1: 4.60 x 4.00 walk-in wardrobe.



Bathroom: 4.00 x 2.80 fully tiled, bath with separate plumped shower, w.c. & w.h.b.



FIRST FLOOR:

Bedroom 2 : 4.60 x 4.20 with walk-in wardrobe.

En-Suite : 2.70 x 2.00 fully tiled, electric "Triton T90" shower, w.c. & w.h.b.



Bedroom 3: 4.80 x 4.20 walk-in wardrobe.

En-Suite: 2.70 x 2.00 fully tiles with "Triton T90" electric shower, w.h.b. & w.c.



OUTSIDE :

c. ¾ Acre mature site.

Detached Garage : 6.30 x 4.20 with roller shutter door & fully wired.



SERVICES : Zoned Oil fired central heating, Private Well & Septic Tank Drainage.

EIRCODE : P25 X375

BER: C1 - BER No. 109722306

FEATURES: Generous living accommodation
Superb location just 4km (2.5 miles) from Midleton Town.
Detached Garage (fully wired)
Mature c. 3/4 Acre Site
PVC double glazed windows
Zoned Oil fired central heating
Two Bedrooms en-suite

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



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