

Substantial Semi-Detached Residence in a superb location.

**4 Rockgrove,
Youghal Road,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring No. 4 Rockgrove to the market, this extensive four bedroom property is ideally situated in this mature residential development, convenient to a number of both Primary and Secondary Schools and just a few minutes walk from the bustling town of Midleton and all amenities including a vast array of Restaurants, Shops, Bars, Supermarkets and Train Station.
Viewing is highly recommended.

A.M.V €300,000

ACCOMMODATION :

Entrance Hallway: 4.50 x 2.60 solid timber floor, under-stairs closet.



Office: 4.00 x 2.00

Shower Room : 2.80 x 1.20 tiled electric “Mira” shower, w.c. & w.h.b.

Living Room : 4.20 x 3.60 marble fireplace with timber surround.



Sitting Room/Dining Room: 6.30 x 3.50 marble fireplace with gas fire, built-in presses & book shelves.



Kitchen: 5.00 x 3.30 built-in units & eye level presses, tiled floor.



Utility Room: 2.80 x 1.20 built-in presses & sink unit, tiled floor.

FIRST FLOOR :

Bedroom 1: 4.10 x 4.00 with wall to wall built-in wardrobes & dressing area.

En-Suite: 2.10 x 1.70 tiled "Mira" shower, w.c. & w.h.b.



Bedroom 2: 3.60 x 3.40 with wall to wall built-in wardrobes.



Bedroom 3: 2.70 x 2.80 double built-in wardrobes.

Bedroom 4: 2.70 x 2.60 built-in wardrobe & dressing area.



Bathroom: 2.00 x 1.70 with extensive tiling, bath, w.c. & w.h.b.

OUTSIDE :

Off Street Parking for 2 cars & garden to the front with a patio area and enclosed garden with timber garden shed to the rear.



SERVICES :

Oil fired central heating
Mains water
Mains drainage

EIRCODE :

P25 KX49

BER:

D1 BER NO. 110031986 230.57kWh/m²/yr

FEATURES:

Superb location with all amenities within walking distance
Turn-key condition
Generous living accommodation
Oil fired central heating
Guest w.c.
Master Bedroom en-suite
Security Alarm fitted
Off Street Parking for 2 Cars

VIEWING :

Strictly by prior appointment with the sole selling agents.



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