

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.

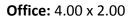




ACCOMMODATION :

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





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.



<u>SERVICES :</u>	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		

<u>VIEWING</u> : Strictly by prior appointment with the sole selling agents.



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