

Imposing 4 Bedroom Residence in a superb location.

**No. 1 The Rock,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath are delighted to bring this modern & immaculate property to the market. Extending to c. 140m² and prominently located in the heart of Midleton Town, with all amenities including Schools, Shops, Restaurants, Bars on your doorstep.

Viewing is highly recommended.

A.M.V. €250,000



ACCOMMODATION :

Entrance Hallway: 3.8 x 1.2

Living Room : 4.2 x 3.0 with double doors to :



Kitchen/Dining Room : 5.3 x 2.6 built-in units & eye level presses, stainless steel sink unit & drainer, "Finlux" dishwasher, "Candy" electric hob & oven.



Utility Room: 3.0 x 2.3 tiled floor, gas boiler, plumbed for washing machine, hot press.

Shower Room : 2.7 x 1.3 tiled floor & electric "Mira" sports shower, w.c. & w.h.b.

1ST FLOOR :

Bedroom 1: 3.5 x 3.2



Bedroom 2: 4.3 x 2.8



Bedroom 3: 3.6 (m) x 2.7



Shower Room : 2.6 x 1.4 tiled floor & shower unit, w.c. & w.h.b.

2ND FLOOR :

Bedroom 4: 5.8 x 4.3



Office: 3.5 x 2.5

Bathroom: 3.1 x 1.8 (m) tiled floor, bath, w.c. & w.h.b.



OUTSIDE :

Enclosed garden to the front & small yard to the rear with side access.



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 NY90

BER: B3 – BER NO. 103447926

FEATURES:
Superb location
Tastefully decorated in neutral shades
Shower Room on ground floor & 1st floor & bathroom on 2nd floor
Study/Office
Utility Room
Extensive fully fitted kitchen with appliances included
Sliding sash pvc double glazed windows
Gas fired central heating
Enclosed front garden & rear yard with side access

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



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