



**Beautifully presented 3 Bedroom property, designed to replicate the courtyard townhouses of Georgian Ireland.**

**No. 5 Coolbawn Court,  
Midleton,  
Co. Cork.**

**For Sale by Private Treaty**



McCarthy & McGrath Auctioneers are delighted to bring No. 5 Coolbawn Court to the market, comprising of c. 91m<sup>2</sup> (980ft<sup>2</sup>), this superbly located & well maintained property is located in a gated complex in the heart of Midleton Town.

**A.M.V €195,000**



## Accommodation:

**Entrance Hallway :** 5.1 x 1.4(m) classic black & white tiled floor.

**Living Room:** 4.4 x 4.0 (m) large bay window, solid timber floors, cast iron fireplace with tiled inset, decorative cornicing and centre ceiling rose.



**Kitchen/Dining Room:** 5.6 x 3.0 tiled floor, built-in presses & eye level units. Plumbed for washing machine and dishwasher. Door to rear.



**Pantry:** 1.7 x 1.0

**Master Bedroom :** 4.0 x 3.0

**En-Suite:** 1.8 x 1.4 tiled electric "Mira" shower, w.c. & w.h.b.



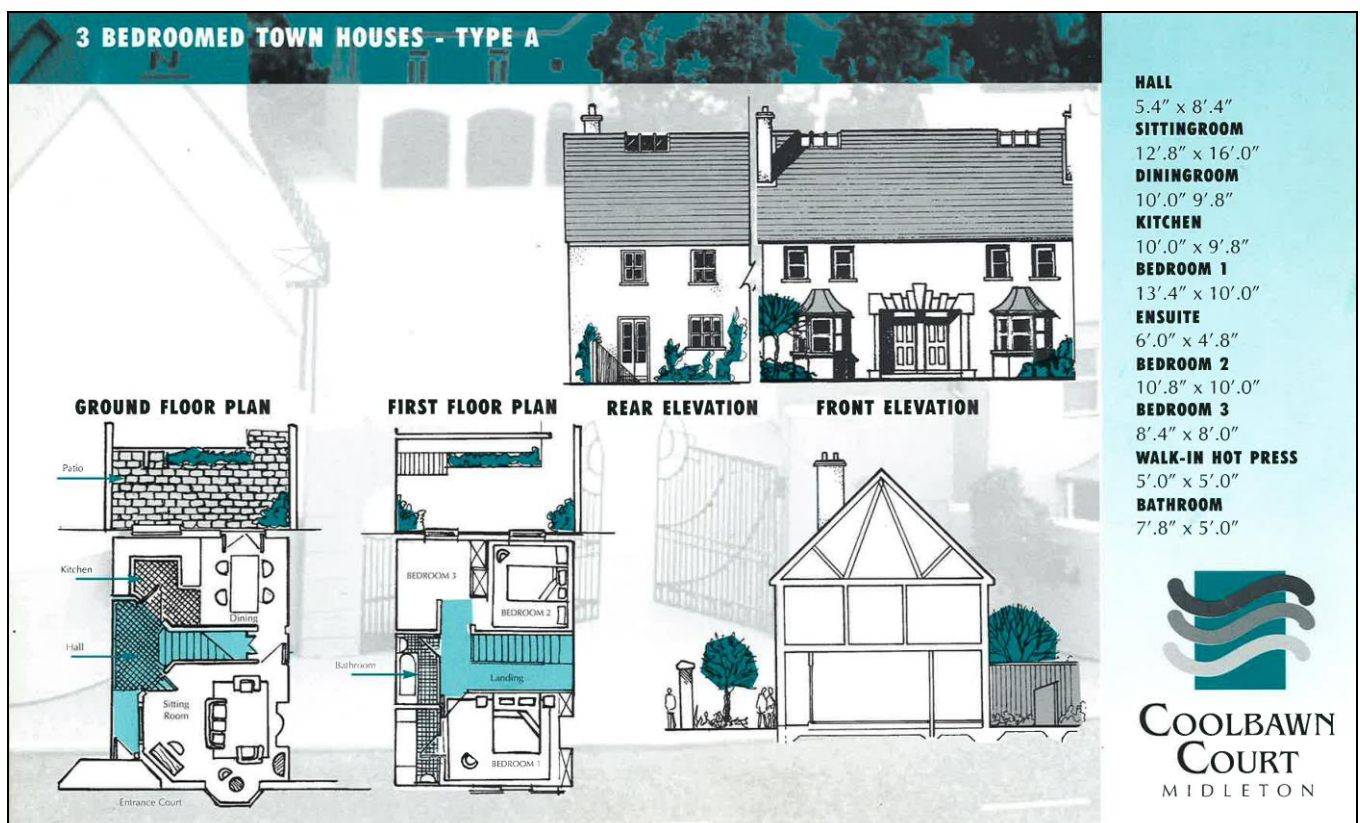
Bedroom 2: 3.1 x 3.0



Bedroom 3: 2.5 x 2.3 (m)



**Bathroom:** 2.0(m) x 1.5 tiled floor & bath surround, w.c. & w.h.b





## OUTSIDE:

Private off street parking for 2 cars. Gated Access.



### SERVICES :

Mains Water & Drainage.

### EIRCODE :

P25 RP30

### BER:

BER: D2      BER NO: 111062113

### SERVICE CHARGE:

€800.00 per annum.

### FEATURES:

Beautifully presented  
Private, safe location close to Town Centre  
Generous living accommodation  
Master bedroom en-suite  
Electric storage heating  
Walk-in, shelved hot-press  
Floored attic with folding attic stairs  
PVC double glazed windows  
Own door access  
Off Street parking for 2 cars  
Gated entrance

### VIEWING :

Strictly by prior appointment with the sole selling agents.



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42 South Mall, Cork t: 021 4273800

E: [info@mccarthymcgrath.com](mailto:info@mccarthymcgrath.com)

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