

***3 Bedroom mid-terrace property in a superb location.***

**No. 2 Beechwood Court,  
Youghal Road,  
Midleton,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



**A.M.V. €195,000**



No. 2 Beechwood Court comes to the market in pristine condition having been recently, tastefully re-vamped to include re-decoration, floor coverings and the installation of a new and modern shower room. Situated overlooking a large green area, this house is ideally located with ample parking and within walking distance of Midleton's Main Street and all amenities including a huge selection of schools, shops, bars, supermarkets, restaurants, Omniplex cinema, the popular Midleton Farmers Market which takes place every Saturday, along with bus and rail services. The enclosed garden to the rear is maintenance free and private thanks to mature trees & shrubs and has a garden shed and the benefit of rear access. Viewing recommended & is strictly by prior appointment with the sole selling agents.

## **ACCOMMODATION :**

### **Porch Entrance**

**Entrance Hallway:** 3.4 x 1.8 with new laminate floor, under-stairs storage.



**Living Room:** 4.8 x 3.0 with semi-solid timber floor, open fireplace with timber surround & electric effect fire.



**Kitchen/Dining Room :** 4.8 x 4.2 with new laminate floor, open fireplace with marble surround, built-in units & eye level presses, integrated fridge freezer.

**Rear Kitchen area:** 2.6x1.9 with tiled floor, plumbed for washing machine, tumble dryer, door to rear.



### **FIRST FLOOR :**

**Bedroom 1:** 4.4 x 2.9 front aspect



**Bedroom 2:** 4.2 x 2.4 rear aspect, with new laminate floor.



**Bedroom 3:** 2.6 x 2.3 rear aspect, with new laminate floor.



**Shower Room:** 2.3 x 1.8 newly fitted with tiled floor, w.c. cabinet w.h.b. & shower (tiled)





### OUTSIDE :

Enclosed maintenance free rear garden with garden shed & rear access.



### SERVICES :

Mains Water, Drainage & Gas.

### EIRCODE :

P25 WP28

### BER:

D1 – BER NO. 112283775

### FEATURES:

Newly refurbished – in turn-key condition

Spacious kitchen/dining/living room

2 fireplaces

New shower room (tiled with new wc., cabinet wash hand basin & shower)

Gas fired central heating

PVC double glazed windows

Enclosed, private maintenance free rear garden (with back entrance)

Timber garden shed

Ample parking

Superb location, just a short walk from Midleton's Main Street, Schools etc.

Strictly by prior appointment with the sole selling agents.

### VIEWING :



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

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

W: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

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