

3 Bedroom Semi-Detached Residence in a superb location.

**32 Millbrook Drive,
Mill Road,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring No. 32 Millbrook Drive to the market, this well maintained and newly redecorated three bedroom semi-detached property is superbly situated overlooking a large green area in this mature residential development.

Ideally located just a few minutes walk from the Train Station, Midleton Town Centre, Market Green Shopping Centre and all amenities including a number of both Primary and Secondary Schools.

Viewing is highly recommended & strictly by prior appointment.

A.M.V €220,000

ACCOMMODATION :

Entrance Hallway: solid timber floor.



Living Room : 4.5 x 3.5 solid timber floor, bay window, cast iron fireplace with timber surround.



Kitchen/Dining Room: 5.5 x 3.9 tiled floor, extensive built-in units and eye level presses, appliances, plumbed for washing machine, patio door to rear.



FIRST FLOOR :

Bathroom: 2.7 x 2.1 tiled floor & bath area, with bath, w.c. & w.h.b & hotpress.



Bedroom 1: 4.0 x 3.3 front aspect, tongue & groove timber floor, double built-in wardrobes.



Bedroom 2: 3.7 x 3.1 rear aspect, tongue & groove timber floor, double built-in wardrobe



Bedroom 3: 3.8 x 2.3 rear aspect, tongue & groove timber floor.



OUTSIDE :

Garden & driveway for 2 cars to the front.
Enclosed, South facing rear garden with block built shed.



SERVICES :

Gas fired central heating
Mains water
Mains drainage

EIRCODE :

P25 YD80

BER:

D1 - BER NO. 113015168 253.61kWh/m²/yr

FEATURES:

Superb location with all amenities incl. Train Station within walking distance
Turn-key condition
Recently re-decorated throughout
Generous living accommodation
Gas fired central heating
Extensive built-in wardrobes in 2 bedrooms
Wired for Security Alarm
Off Street Parking for 2 Cars
Enclosed South facing rear garden with block built shed

VIEWING :

Strictly by prior appointment with the sole selling agents.



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