

Unique detached Bungalow on c. 3.5 acres offering panoramic views of East Cork.

**Ballymacsliney,  
Midleton,  
Co. Cork.  
P25 KD58**

FOR SALE BY PRIVATE TREATY



**A.M.V €550,000**

**BER D2**

Located only 3 miles North of Midleton Town centre this property offers its new owner the perfect combination of country living and a sense of space with the ease of access to Midleton Town and its amenities.

Built in 2001 and consisting of c. 130m<sup>2</sup> (1,400 ft<sup>2</sup>) the property is beautifully finished and maintained, there is a further 65m<sup>2</sup> (700ft<sup>2</sup>) of Attic space, which may be suitable for conversion. Outside there is a large detached double garage with a concrete yard with animal holding facilities. The lands are all laid out in grass and surround the house, providing ample space for equestrian activities or perhaps a small market garden. A rare opportunity given its acreage and viewing is highly recommended.

### **ACCOMMODATION:**

**Entrance Hallway:** 4.0 x 1.5 solid timber floors.



**Living Room:** 5.4 x 3.5 fireplace with open fire, recessed lighting.



**Kitchen:** 4.2 x 3.5 Solid Oak units & eye level presses with Granite worktop, 5 ring Gas Hob, integrated double electric oven "Electrolux" integrated fridge freezer.



**Utility Room / Cloakroom :** 4.2 x 2.5 built-in units with sink unit & Granite worktop. Plumbed for washing machine.



**Sitting Room/Dining Room:** 5.5 x 4.1 solid timber floor, timber ceiling with recessed lighting, bay window. French doors to future Sun Room.



**Bathroom:** 3.0 x 2.0 tiled floor & bath wall, w.c. & w.h.b., bath with shower unit.



**Master Bedroom:** 5.0 x 4.5 extensive built-in wardrobes, bay window.  
**En-Suite:** tiled pumped shower unit, w.c. & w.h.b.



**Bedroom 2:** 3.7 x 3.5



**Bedroom 3:** 3.4 x 3.0 wall to wall built-in wardrobes & work station.



**Back Porch:** 1.5 x 1.5 tiled floor.



## OUTSIDE :

**Double Garage:** 11.0 x 5.5 fully wired with toilet. Lofted area overhead.  
Concrete yard with timber post & rail holding areas.



**SERVICES :** Mains water.  
Septic Tank Drainage.  
Oil fired central heating.

**EIRCODE :** P25 KD58

**BER:** D2 - BER No. 109993899

## **FEATURES:**

- Substantial living accommodation
- Solid timber floors throughout
- Foundations in place for a conservatory / sunroom
- On 3.5 acres with concrete yard with timber post & rail holding areas, detached garage (lofted).
- Situated 3 miles / 5km North of Midleton Town on the L3601 Road.

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



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