

Mature & Private Detached 4/5 Bedroom Residence.

**Gearagh,
Ballinacurra,
Midleton,
Co. Cork.
P25 W568**

FOR SALE BY PRIVATE TREATY



Exclusive detached property on a c. 0.4 acre mature site, in a superb location only 2 miles South of the bustling Town of Midleton. This property offers the ideal combination of country living with the convenience of being able to walk to Town. The property has been extended and insulated and provides ample living area to match its bedroom numbers.

A.M.V €425,000

BER C2

ACCOMMODATION:

Entrance Hallway: 4.7 x 2.7 semi-solid timber floors, w.c. & under-stairs closet.



Living Room: 4.7 x 3.6 solid Oak flooring, feature white quartz fireplace with open fire.



Study / 5th Bedroom: 3.6 x 3.6

Kitchen/Dining Room: 10.2 x 3.6 built-in units & eye level presses, large “Belling” 7 ring dual electric/gas oven and hob. American style Fridge Freezer plumbed for ice maker, integrated dishwasher, plumbed for washing machine & dryer.



Family Room: 5.5 x 4.5 oak flooring, high ceiling with timber beams, 6kw solid fuel stove, double French doors to rear



Bedroom 1: 4.8 x 3.7 wall-to-wall built-in wardrobes.



Bedroom 2: 4.2 x 3.6 double built-in wardrobes.



Bedroom 3: 3.6 x 2.8



Bedroom 4: 3.6 x 2.4



Bathroom: 3.4 x 2.0 Jacuzzi bath with electric "Mira" shower, separate pumped shower, cabinet wash hand basin, w.c.



OUTSIDE :

Detached Garage: 7.5 x 3.8 electric roller door, wired & lofted, boiler house.



SERVICES : Fibre Broadband
Mains Water
Septic Tank Drainage

EIRCODE : P25 W568

BER: C2 – BER No. 102468311

FEATURES: Super location
Mature site & setting
High Speed Fibre Broadband
Excellent condition, ready to move into

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



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