

Mature & Private Detached 4/5 Bedroom Residence.

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

FOR SALE BY PRIVATE TREATY



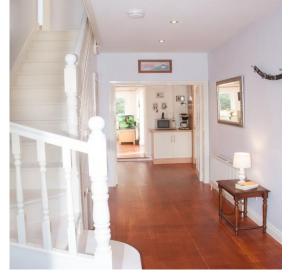
Exclusive detached property on a c. 0.4 acre mature site, in a superb location only 2 miles South of the bustling Town of Midleton. This property offers the ideal combination of country living with the convenience of being able to walk to Town. The property has been extended and insulated and provides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



A.M.V €425,000

ACCOMMODATION:

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







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.



- <u>SERVICES</u>: 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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