

Elegant Detached 4 Bedroom Residence.

No. 2 Bruach Abhainn,  
Mogeely,  
Co. Cork.  
P25 H7P1.

For Sale by Private Treaty



**A.M.V €470,000**

No. 2 Bruach Abhainn boasts all the attributes of a wonderful family home, with an abundance of bright, spacious & well thought-out living accommodation on a site with a sunny South facing rear aspect. This attractive residence has been decorated and finished to a very high standard and the sale includes all curtains, blinds, light fittings and appliances.

Conveniently situated in this small development of 22 houses in the Village of Mogeely which will shortly have direct access onto the Midleton to Youghal Greenway and within walking distance of a playground, pub & church and just 2km to nearby Castlemartyr where there's a National School, Playschool & Crèche, 4.5km from Killeagh & c. 9.5km to Midleton Town.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

### ACCOMMODATION:

#### Ground Floor :

**Entrance Hallway:** 4.8 x 3.2 tiled floor incl. guest w.c & cloakroom.



#### Guest w.c.



**Kitchen/Dining Room:** 9.0 x 3.7(m) tiled floor, 'AEG' double oven & hob, 'Neff' dishwasher, fridge freezer & under counter fridge.



**Lounge / TV Room:** 4.3 x 4.0 with French doors to the rear.



**Living Room:** 6.7 x 4.7 double doors to Kitchen, double doors to Hallway.



**Utility Room :** 2.9 x 2.0 tiled floor, washing machine & drier, door to rear.



**Master Bedroom:** 5.4 x 4.0 (m) with balcony.



**En-Suite :** 2.3 x 1.7 fully tiled with pumped shower, w.c & w.h.b.



**Bedroom 2:** 4.1 x 3.2 with Jack & Jill Shower Room off.



**Jack & Jill Shower Room:** 3.2 x 1.2

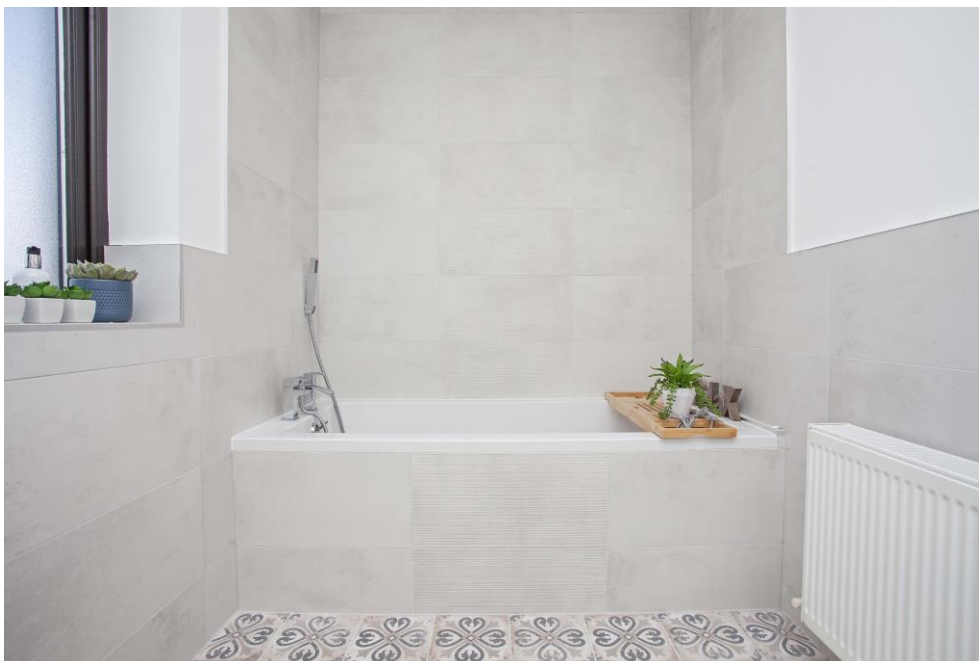
**Bedroom 3:** 4.4 x 4.0 with Jack & Jill Shower Room off.



Bedroom 4: 3.7 x 3.4



Bathroom: 3.2 x 1.7 fully tiled with wc., w.h.b & bathroom.



OUTSIDE :



## FEATURES:

- Detached residence in immaculate condition throughout.
- Generous living accommodation c. 214m<sup>2</sup>
- Sale includes all curtains, blinds, light fittings & electrical appliances
- Master Bedroom En-Suite
- Jack & Jill Shower Room (bedrooms 2 & 3)
- 25mb Broadband
- Attic partially floored with Stira fitted
- Natural Gas central heating (under-floor on ground floor, radiators on first floor)
- PVC double glazed windows
- Satellite TV and Saorview aerial fitted
- 2 outdoor sockets
- Outside tap
- Garden Shed
- 'Keter' 2 refuse bin holder
- Security Alarm
- South facing rear garden with patio area
- Gated entrance with tarmac driveway
- Superb location in Mogeely Village, close to the Midleton to Youghal Greenway, to be completed shortly.
- c. 2km from Castlemartyr, 4.5km from Killeagh & c. 9.5km to Midleton Town.

SERVICES : Mains Gas (underfloor heating on ground floor, radiators on first floor)  
Mains Water  
Mains Drainage

EIRCODE : P25 H7P1.

BER: B2 – BER NO. 112981030

TITLE: Freehold

VIEWING : Strictly by prior appointment.



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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