



Spacious 3 Bedroom Semi-Detached in this small development, a short walk from Midleton's Main Street.

**No. 15 Lauriston,
The Park,
Midleton,
Co. Cork.
T25 PF64**

For Sale by Private Treaty



A.M.V €285,000



Location, location, location!! Established in a private development of only 40 houses, 15 Lauriston offers its new owners convenience to all amenities yet a sense of space as it backs onto Middleton College's sports grounds. Built in 1999 and comprising of c. 104m², the property has been owner occupied since built and maintained to a high standard.

It's ready for occupation and viewing is highly recommended.

ACCOMMODATION :

Entrance Hallway: 5.7 x 2.2(m) with solid oak flooring, guest w.c & under stairs storage.



Living Room: 5.5 x 3.5 bay window, feature cast iron fireplace with gas fire.



Sitting Room : 3.5 x 3.0 with solid oak flooring, sliding patio door to the rear.



Kitchen/Dining Room : 4.7 x 2.6 tiled floor, built-in units & eye level presses. Zanussi electric oven and washing machine, Whirlpool dishwasher. Door to the rear.



FIRST FLOOR :

Master Bedroom: 3.6 x 3.5 double built-in wardrobe.
En-Suite : 2.8 x 1.0 tiled & with Triton T80 shower, w.h.b. & w.c.



Bedroom 2: 3.6 x 3.0 with a built-in wardrobe.



Bedroom 3: 2.7 x 2.3 built in Bed.



Bathroom: 2.5 x 2.0 fully tiled, bath with shower, w.c & w.h.b.



OUTSIDE :



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : T25 PF64

BER: D1 - BER NO. 115981334

FEATURES:

- Generous living accommodation
- Guest w.c. on ground floor
- Built in wardrobe in 2 bedrooms
- Master Bedroom Ensuite
- Gas fired central heating
- PVC double glazed windows
- Rear garden backing onto sports pitches
- Superb location

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



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