

Modern & exceptionally well presented 4 Bedroom Semi-Detached Residence.

**No.2 Copperfields,
Broomfield Village,
Midleton,
Co. Cork.**



A.M.V €370,000

BER B3

No. 2 Copperfields comes to the market in pristine condition, having been stylishly modernised and decorated by its current owners to provide an abundance of bright, spacious living accommodation.

Built in 2003, the property extends to c. 126.7m² (1,364ft²) overlooks a large elevated green area to the front and boasts a sunny South facing rear garden with Porcelain patio areas which offers maximum privacy as it's not overlooked.

Situated in this desirable residential area in the much sought after and popular Broomfield Village, just a short walk from Midleton Town Centre and all amenities including the nearby Train Station and with easy access onto the N25.

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

ACCOMMODATION:

Entrance Hallway: 4.6 x 2.5 including guest w.c, under stairs closet.



Sitting Room: 4.6 x 3.5 with bay window, inset solid fuel stove, built-in back-lit units.



Kitchen/Dining Room: 6.2 x 3.8 built-in units & eye level presses, island with sink & storage, Quartz worktop, Integrated oven, hob, dishwasher, larder fridge & larder freezer. French doors to rear patio area.





Living Area: 3.1 x 3.0



Utility Room: Plumbed for washing machine & dryer.

FIRST FLOOR:

Master Bedroom: 3.8 x 3.8 with bay window, wall to wall built-in wardrobes.

En-Suite: 3.0 x 1.0 fully tiled with electric "Mira Elite" shower, w.h.b & w.c.



Bedroom 2: 3.4 x 3.4 double built in wardrobe.



Bedroom 3: 3.2 x 2.7 built-in wardrobe.



Bathroom: 2.0 x 1.7 fully tiled with bath, "Triton" electric shower, cabinet wash hand basin & w.c.



Bedroom 4: 2.5 x 2.7 built in wardrobe.



OUTSIDE :



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 X519

BER: B3 BER NO: 102856275

FEATURES:

Modern & exceptionally well presented property
Generous living accommodation
Guest w.c. on ground floor
Built-in wardrobes in all 4 bedrooms
Master Bedroom en-suite
Bathrooms upgraded in 2019
New Kitchen installed in 2017
Attic stairs fitted & partially floored
Zoned gas fired central heating
Mix of triple & double glazed PVC windows
Security alarm
Private South facing rear garden with porcelain tiled patio areas
Garden shed (8'x8')
Double driveway to the front
Situated overlooking a large, elevated green area
Superb location – within walking distance of Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, famous Midleton Farmers Market which takes place every Saturday, along with bus and rail services.

- Light Fittings & Curtains are not included in the sale.

VIEWING :

Strictly by prior appointment with the sole selling agents.



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

E: info@mccarthymcgrath.com

w: www.mccarthymcgrath.com

PSRA Licence No. 001757