

Detached 2 storey residence with large rear garden.

**Brook Lodge,
Lower Road,
Ballinacurra,
Midleton,
Co. Cork
P25 W652**

For Sale by Private Treaty



A.M.V €295,000

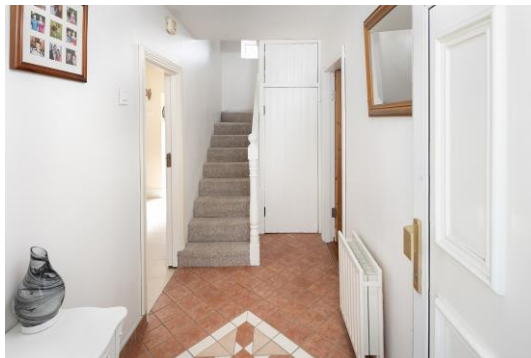
BER E1

Beautifully maintained detached house with private south facing rear garden. PVC double glazed windows plus solar panels which were installed in 2017. The property is ideally located in Ballinacurra Village within walking distance of local amenities, Schools and Midleton Main Street.

Viewing is highly recommended

ACCOMMODATION:

Entrance Hallway: 4.4 x 1.4 tiled floor, understairs closet



Living Room: 4.4 x 3.0 Built in T.V unit and "Indesit" solid fuel stove



Kitchen: 2.8 x 2.2 tiled floor, built-in units and eye level presses. Integrated "Zanussi" double oven, stainless steel gas hob and extractor, plumbed for washing machine



Dining Room: 3.0 x 4.0 tiled floor, door to rear



Bathroom: 2.7 x 2.6 bath, separate electric shower, w.c and w.h.b, fully tiled, built-in storage unit



Bedroom 1: 4.4 x 3.2 His/Her built-in wardrobes



Bedroom 2: 4.4 x 2.2 Double built-in wardrobes



Bedroom 3: 3.0 x 2.1 built-in wardrobes



OUTSIDE:





SERVICES : Mains Water
Mains Drainage
Gas Fired Central Heating

EIRCODE : P25 W652

BER: E1 - 107252124

FEATURES: Gas fired central Heating
PVC double glazed windows
Appliances, light fittings & blinds included in the sale
New roof 1997 approx.
Solar panels 2017
Large rear garden

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



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