



*Detached 4 Bedroom Bungalow in a superb location within walking distance of Midleton Town Centre.*

*'Valetta',  
Youghal Road,  
Midleton,  
Co. Cork*

For Sale by Private Treaty



**A.M.V €350,000**

**BER E2**

Conveniently located detached property only a short walk from all the amenities Midleton has to offer. Built in 1963 on a generous sized site, 'Valetta' is in need of some modernisation but offers potential purchasers an opportunity to put their own stamp on a property that offers both privacy and accessibility. Ample cobble lock car parking to the front is complimented by a large, private enclosed rear garden. With four bedrooms and two reception rooms 'Valetta' will make an ideal family home and viewing is highly recommended.

### Accommodation:

**Entrance Hallway** 3.15 x 1.5

**Living Room:** 4.7 x 3.5 marble fireplace with open fire. Sliding door to rear patio area.



**Sitting Room:** 5.0 x 4.1(m) solid timber floors, feature marble fireplace with open fire.



**Kitchen/Dining Room :** 4.2 x 3.6 tiled floor, built-in units & eye level presses.



**Utility Room:** 2.7 x 2.4 plumbed for washing machine & dryer, includes toilet & w.h.b.

**Bedroom 1:** 4.0 x 3.7 His/Her's built-in wardrobes & dressing area.

**Bathroom:** 3.0 x 1.7 fully tiled, bath, w.c., w.h.b. & separate shower.

**Bedroom 2:** 3.6 x 3.1 built-in wardrobe

**Bedroom 3:** 3.1 x 2.6 built-in wardrobe & dressing table.

**Bedroom 4 / Study:** 3.0 x 2.4

**Garage:** 5.4 x 2.7 roller shutter blind.



*OUTSIDE :*



**FEATURES:**

- Detached Bungalow
- Large site
- Oil fired central heating
- Double glazed pvc windows
- Superb location

**EIRCODE :** P25 TW88

**SERVICES:** Mains Water & Drainage.

**BER DETAILS:** BER E2 - BER NO. 114878044

**TITLE:** Freehold.

**VIEWINGS:** Strictly by prior appointment with the sole selling agents.



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