

Stunning 4 bedroom Semi-Detached house situated next to and overlooking a large green area.

48 Maple Lane,  
Castlelake,  
Carrigtwohill,  
Co. Cork.  
T45 N289

For Sale by Private Treaty



**A.M.V. €365,000**

**BER B3**

Exceptionally well maintained & decorated 4 bed semi-detached property, situated in a popular residential area close to all amenities including Carrigtwohill's new schools, ALDI, Primary Healthcare Centre, G.A.A. Club and a short walk to the train station.

Built in 2007 and comprising of c. 135m<sup>2</sup> (1,450sqft) this superb property is ready for occupation, has a long list of extras and viewing is highly recommended.

## ACCOMMODATION:

### GROUND FLOOR :

**Hallway:** 2.7 x 2.2 tiled floor.





**Kitchen:** 4.4x 3.3 tiled floor, built-in units and eye level presses, 'Beko' dishwasher, 'Whirlpool' electric oven & hob with mobile centre island.



**Dining Area:** 5.0 x 3.2 timber floor. Open fire with optional connection.







**Living Room:** 5.0 x 3.6 timber floor, sliding patio door to rear.



**Utility Room/ W.C.:** 1.6 x 1.4 tiled floor, plumed for washing machine, toilet and wash hand basin.



**FIRST FLOOR:**

**Bed 1:** 4.0 x 2.8 built in wardrobe.



**Bedroom 2:** 3.7 x 2.8





**Bathroom:** 2.6 x 2.0 fully tiled, bath with shower fitting, W.C. & hand wash basin.



## Second Floor

**Master Bedroom:** 4.6 x 3.8 Double built-in wardrobes.





**En Suite:** 2.00 x 1.6 fully tiled with pumped shower, w.c. & wash hand basin.





Bedroom 4: 5.0 x 3.0 double built-in wardrobe.



## OUTSIDE :









### FEATURES:

- South facing enclosed rear garden with outside tap and socket.
- Steel garden shed 3.0 x 2.3 wired.
- High Speed Fibre Broadband.
- Internal Security Cameras.
- Off street parking.
- Gas Fired central heating.
- 'Climote' smart home heating controls.

SERVICES : All mains services available.

TITLE: Freehold

EIRCODE : T45 N289

BER: B3 – BER NO. 100978428

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

2 East Beach, Cobh, Co. Cork t: 021 4811494

e: [info@mccarthymcgrath.com](mailto:info@mccarthymcgrath.com)

w: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

PSRA Licence No. 001757