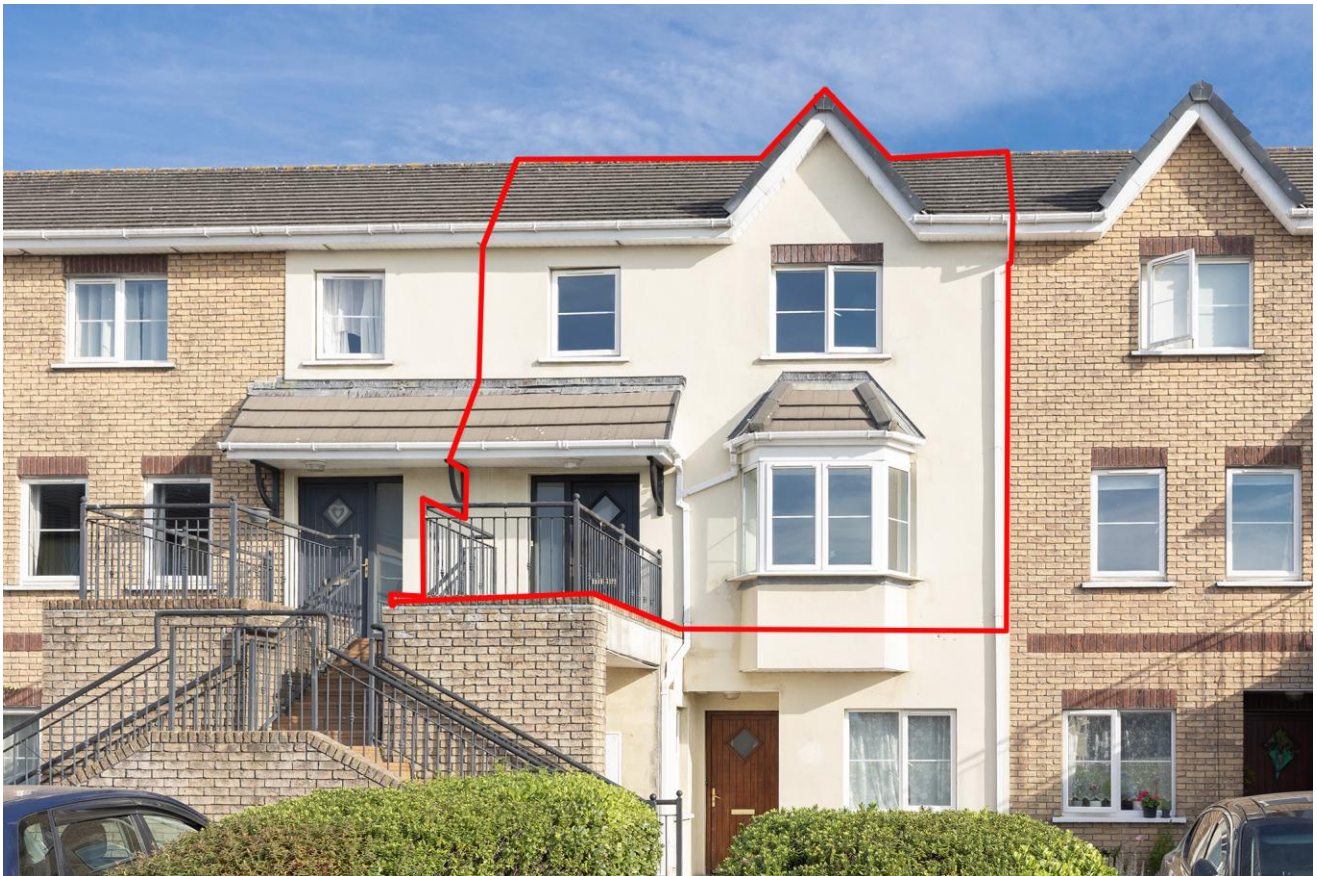


SUPERBLY LOCATED 3 BEDROOM DUPLEX TOWNHOUSE.

No. 8 Copperhill,
Broomfield Village,
Midleton,
Co. Cork.
P25 NX90

For Sale by Private Treaty



Modern and spacious 3 Bedroom Duplex (c. 96m²), overlooking a large green area. Superbly situated in the sought-after and convenient Broomfield Village, just a short walk from all the amenities of Midleton Town and convenient to the Train Station.

Features of this well maintained & recently re-decorated property include – gas fired central heating, enclosed garden to the rear, substantial built-in kitchen (with appliances included), built-in wardrobes in all 3 bedrooms & ample parking.

A.M.V. €260,000

Accommodation:

Entrance Hallway: timber floor.
Guest w.c. 1.7x1.4 tiled floor, w.c & w.h.b





Living Room: 4.2 x 4.1 bay window, laminate timber floor, electric effect fire with stone surround.





Kitchen/Dining Room: 6.3 x 3.2 built-in units and eye level presses, 'Belling' electric oven and hob, 'Hotpoint' washing machine, 'Hotpoint' fridge freezer, patio door to rear balcony & steps to enclosed garden.





FIRST FLOOR:



Bathroom: 2.0 x 1.7 tiled floor, bath with 'Mira' electric shower, w.c. & w.hb.



Bedroom 1: 3.5 x 3.5 front aspect, His & Her's built in wardrobes.
En-Suite: 2.8 x 0.88 with w.c., w.h.b and "Mira" electric shower.





Bedroom 2: 4.1 x 2.8 rear aspect, double built-in wardrobes.



Bedroom 3: 2.7 x 2.4 front aspect, built-in wardrobe.



OUTSIDE:

Balcony with steps leading to an enclosed rear garden.





FEATURES:

Recently re-decorated throughout.
Gas fired central heating
PVC double glazed windows
Guest w.c. on ground floor
Master Bedroom En-Suite
Electric showers in both bathroom & en-suite
Built-in wardrobes in all 3 Bedrooms
Balcony at rear with steps to private garden
Ample parking
Superb location

SERVICE CHARGE : €852.00 per annum.
SERVICES: Mains water, drainage & gas.
TITLE: Freehold / Long Leasehold.

BER DETAILS: B2 – BER No. 118726009
EIRCODE : P25 XN90
VIEWING : Strictly by prior appointment.



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