



Bright & Spacious Three Bedroom Semi-Detached House.

**33 Blossom Hill,  
Broomfield Village,  
Midleton,  
Co. Cork.  
P25 E7N5**

**For Sale by Private Treaty**



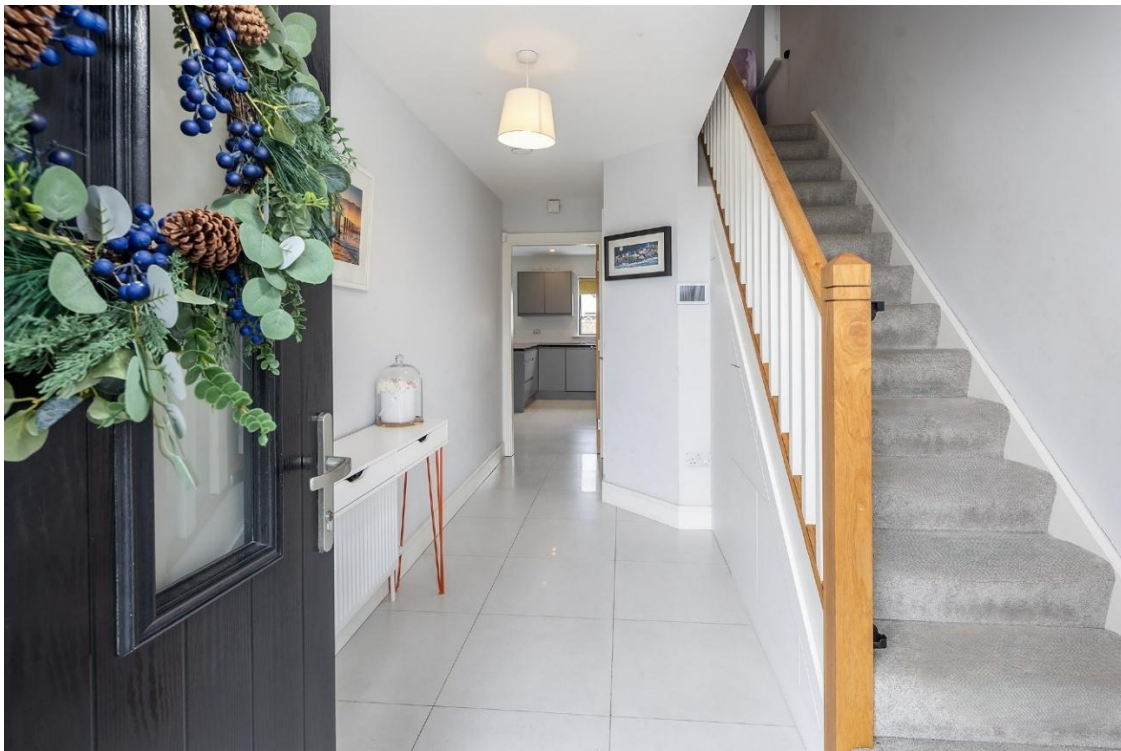
**A.M.V. €415,000**



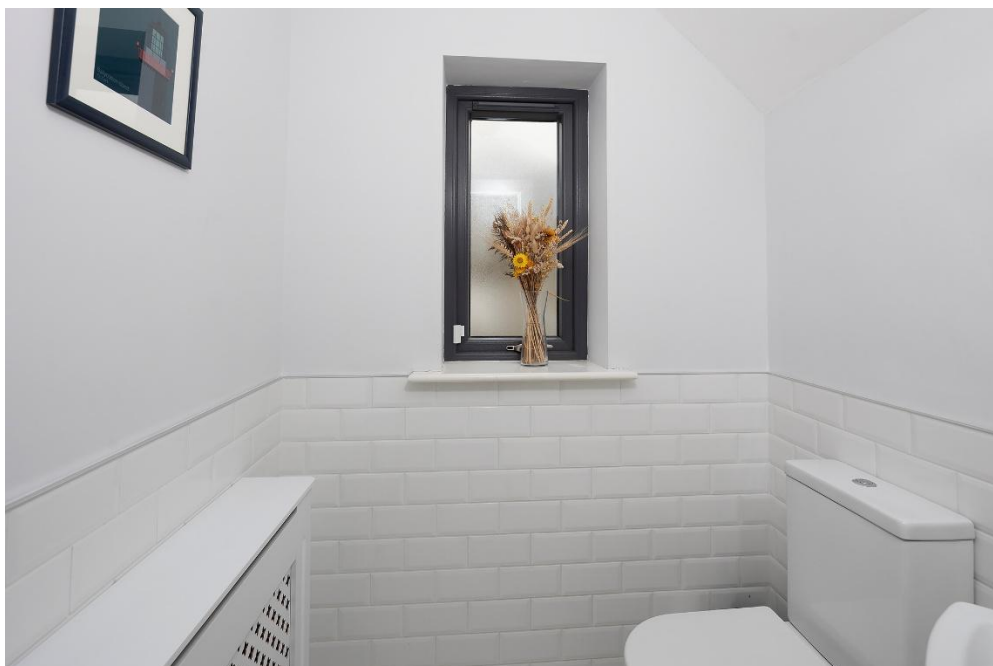
No. 33 Blossom Hill is a well presented & modern home which offers purchasers the complete balance of generous living accommodation, style, energy efficiency and location. Superbly situated overlooking a large green area in this much sought after residential area, just a short walk from the Train Station, Midleton/Youghal Greenway & Midleton Town Centre with its vast array of schools, shops, supermarkets, bars, restaurants, cinema & the very popular Midleton Farmers Market which takes place every Saturday. The property was built in 2019 and extends to c. 118m<sup>2</sup> (1,270ft<sup>2</sup>) and is in turn-key condition having been finished and maintained to a very high standard throughout and viewing is highly recommended.

### **ACCOMMODATION:**

**Entrance Hallway:** 2.01 x 2.55 white ceramic tiled floor, 'Smart' understairs storage.



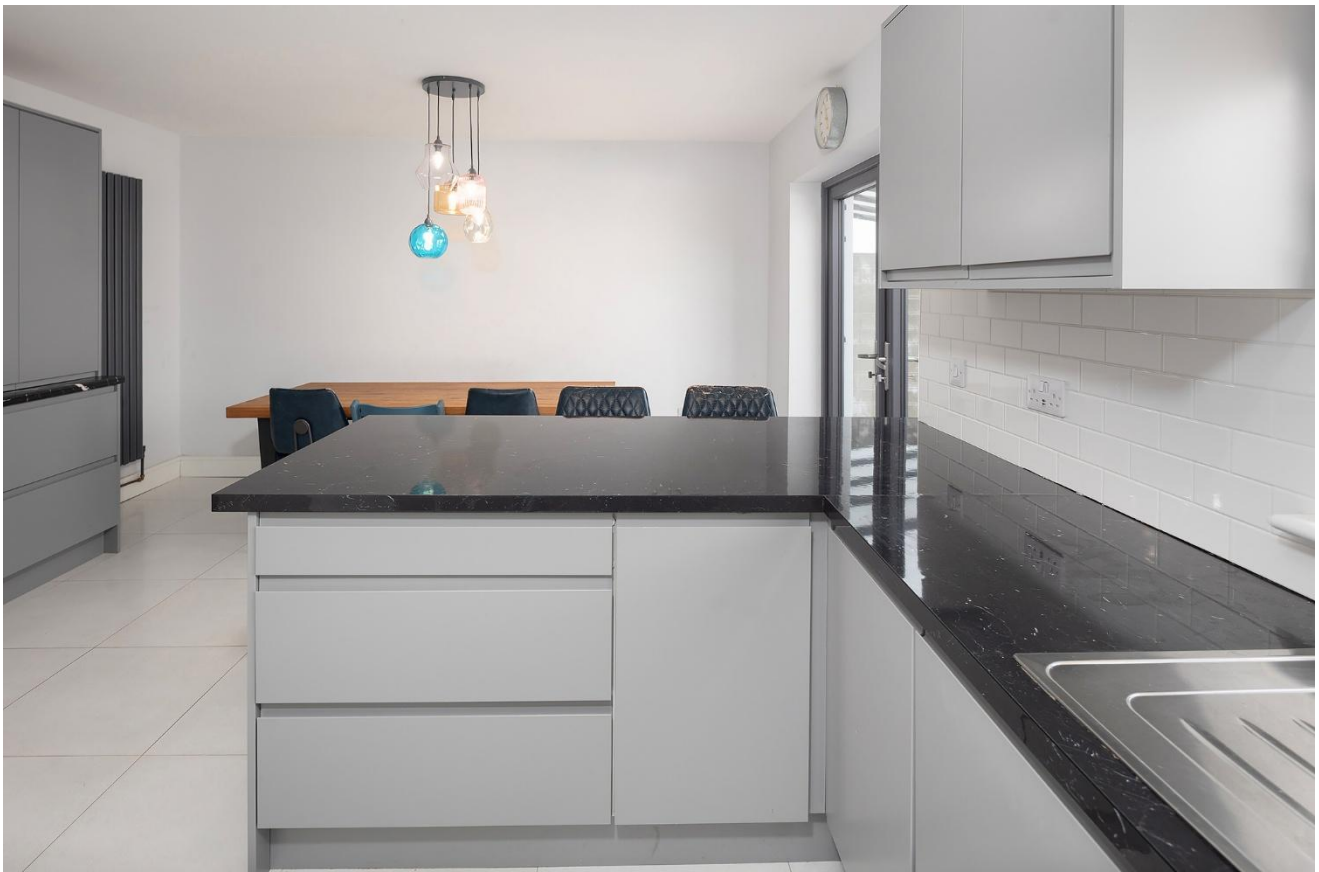
**Guest w.c. :** 1.61 x 1.43 tiled floor & half wall, w.c. & w.h.b.



Living Room : 5.54 x 3.45 with wall to wall storage units, solid fuel stove with marble surround, bay window.



**Kitchen / Dining Room** : 6.17 x 4.22 built-in units & eye level presses with large larder press, tiled splash-back, electric oven & hob, integrated fridge/freezer & dishwasher, ceramic tiled floor, recessed lighting in kitchen area.  
French doors to rear patio area & garden with Westerly aspect.





**Utility Room:** 1.81 x 1.46 ceramic tiled floor, plumbed for washing machine & dryer, floor standing & wall mounted storage.



**FIRST FLOOR :**

**Master Bedroom:** 4.52 X 3.58 rear aspect, double built-in sliderobes.





**En-suite :** 2.72 x 1.11 fully tiled with power shower, w.c. & w.h.b.



Bedroom 2 : 3.98 x 2.94 front aspect, extensive built-in sliderobes.



**Bedroom 3:** 3.34 x 2.46 rear aspect.



**Bathroom:** 2.46 x 2.30 fully tiled with bath, power shower, w.c & w.h.b



ATTIC: 6.27 X 5.24 – ready for conversion with Stira access, fully floored & wired with 2 velux windows, includes plant room.

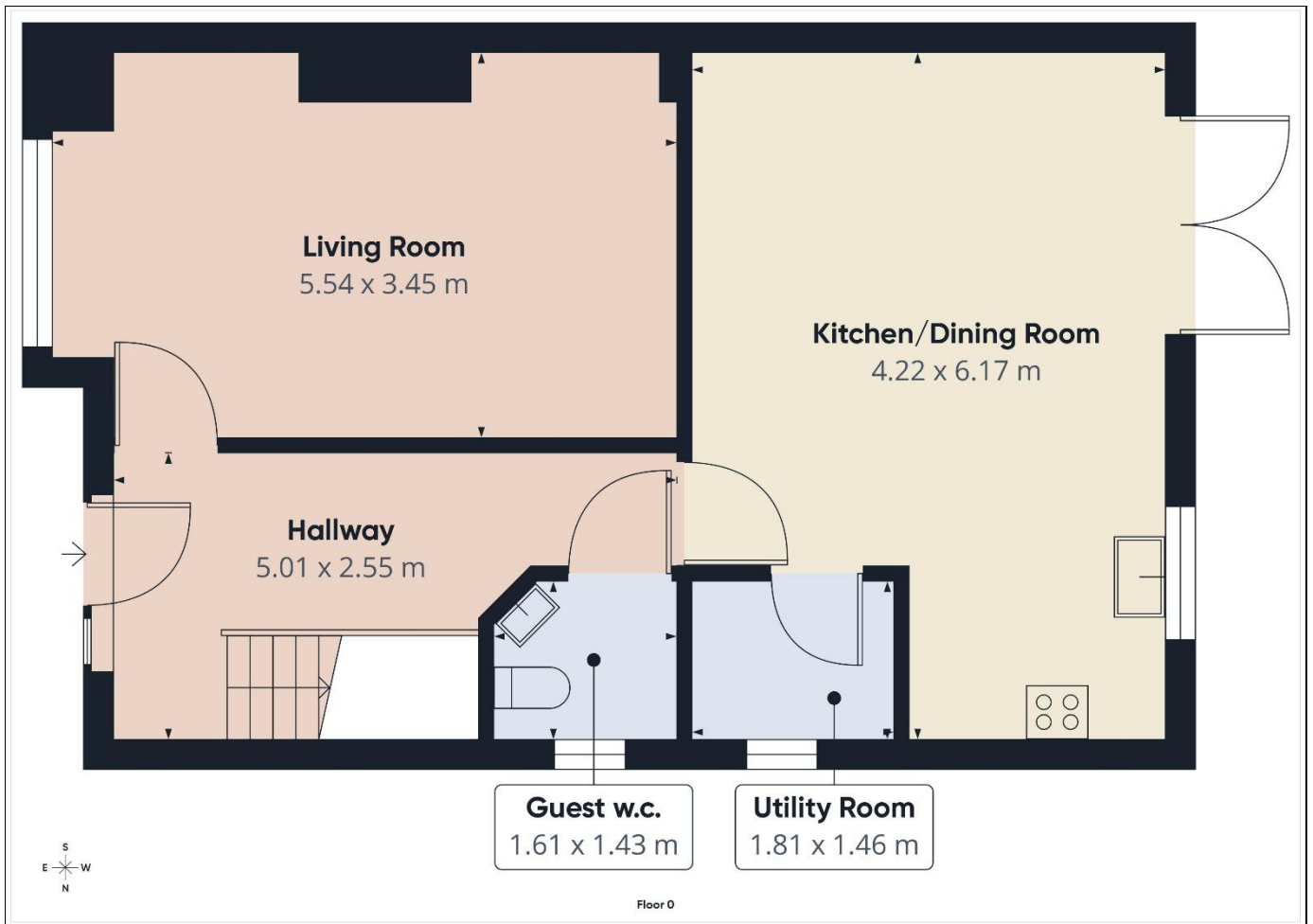


OUTSIDE :

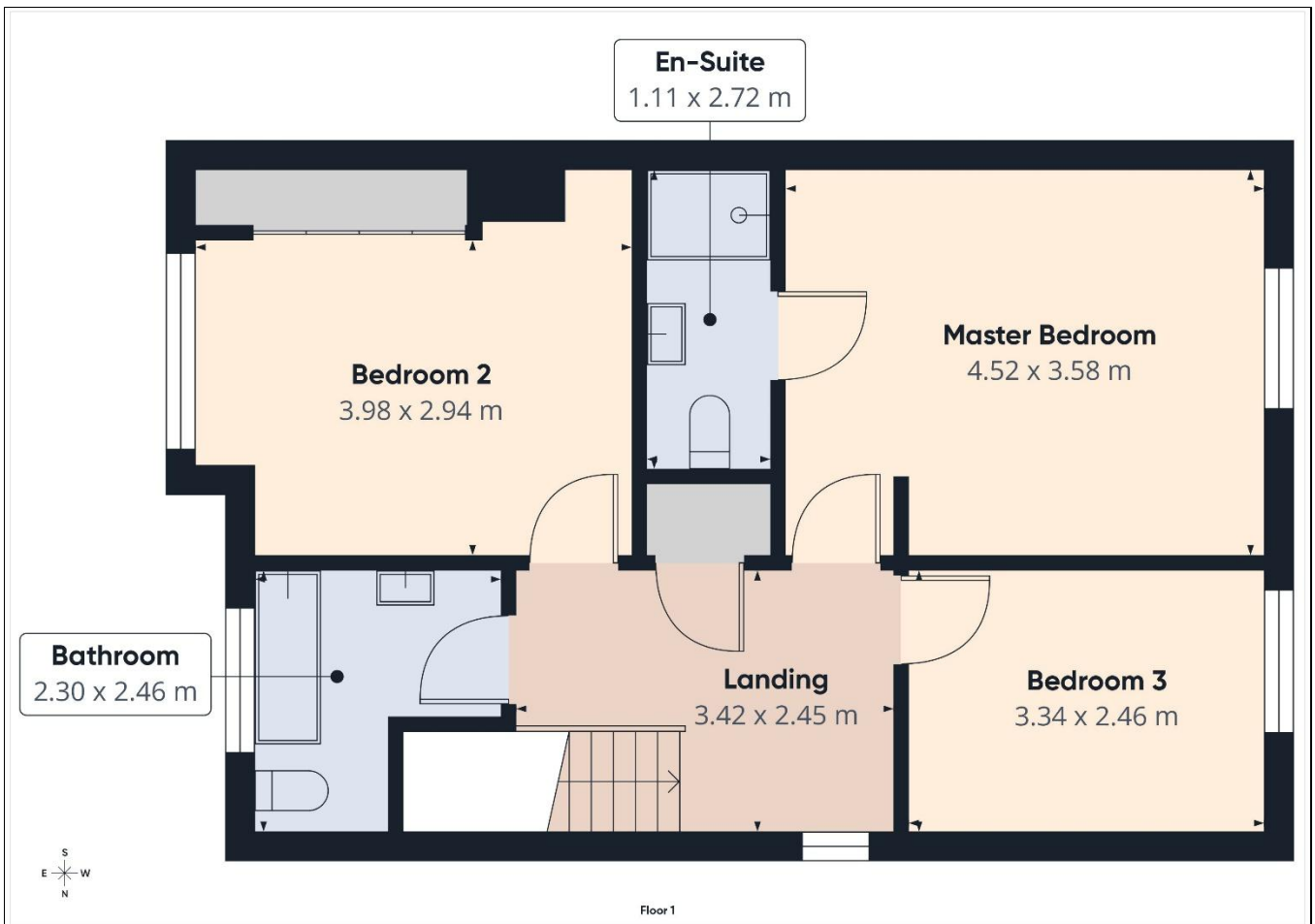
Cobble-lock driveway to the front with parking for 2 vehicles.  
Enclosed Westerly facing rear garden with steel garden shed & patio area.



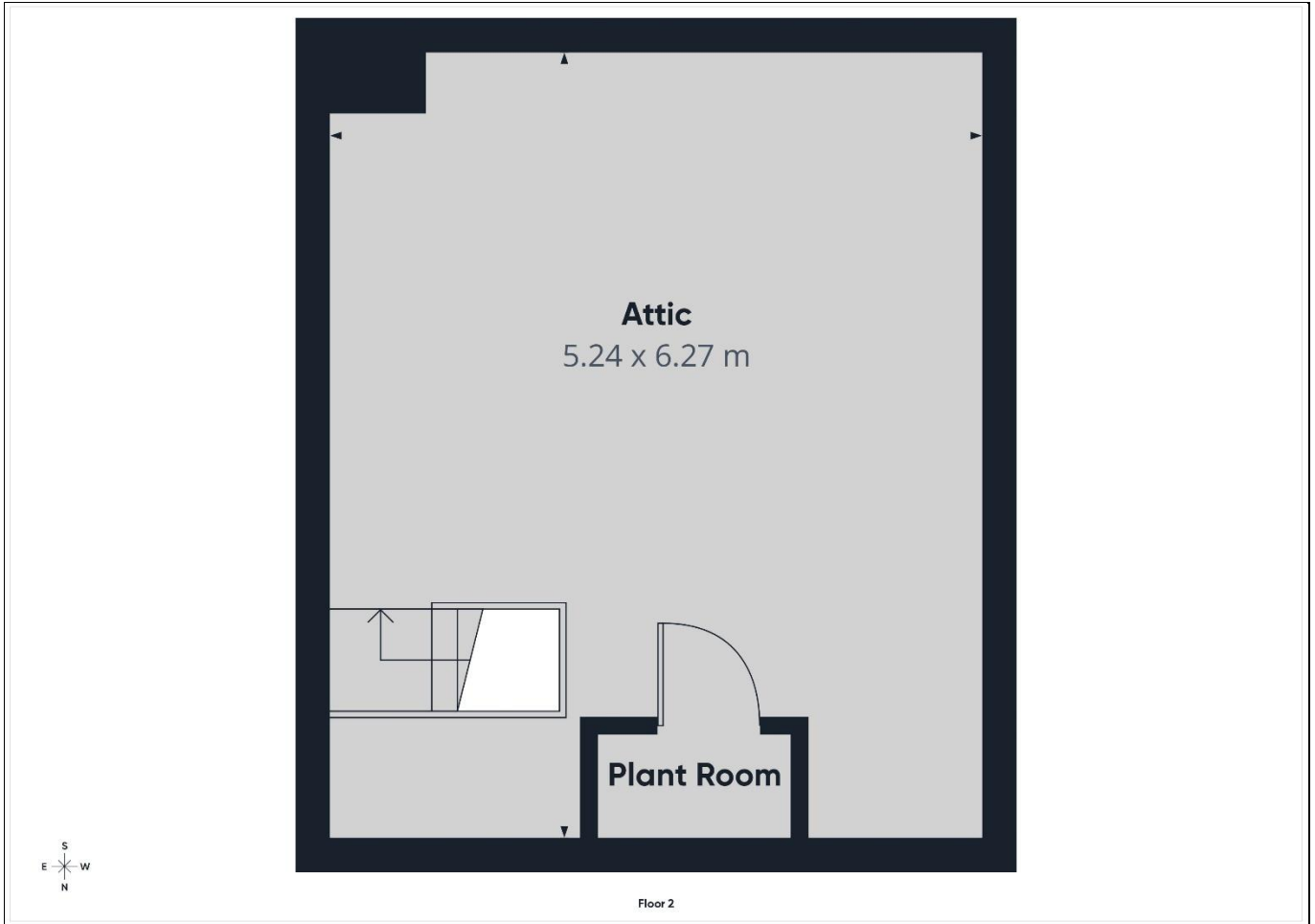
### GROUND FLOOR:



### FIRST FLOOR :



ATTIC :



## FEATURES:

- Spacious 3 bedroom home extending to c. 118m<sup>2</sup> (1,270 ft<sup>2</sup>)
- Stylish & modern home in turn-key condition throughout.
- Guest w.c. on ground floor.
- Master bedroom en-suite.
- Fully floored attic with 2 velux windows (accessed by Stira).
- Cobble-lock drive-way with parking for two vehicles.
- Security Alarm.
- Gas fired central heating with Smart heating control.
- Solar Panels.
- Westerly facing rear garden with patio area & steel garden shed.
- Outside tap & electrical sockets.
- Convenient location, close to Train, Midleton Town Centre & all amenities.
- Situated within walking distance of Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, cinema, famous Midleton Farmers Market which takes place every Saturday, along with bus and rail services.
- Easy access to the N25, Jack Lynch Tunnel, Cork City & beyond.

EIRCODE : P25 E7N5

SERVICES: Mains water, drainage & gas.

BER DETAILS: BER- A3 BER No. 112309901

VIEWINGS: Strictly by prior appointment.



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

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

42 South Mall, Cork t: 021 4273800

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

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

PSRA Licence No. 001757