

4 Bedroom home in an exclusive setting.

**10 The Granary,  
Bailick Road,  
Midleton,  
Co. Cork,  
P25 TP97.**

For Sale by Private Treaty



No. 10 The Granary is a bright & spacious end of terrace property, situated in an exclusive waterside development of just 10 homes.

Boasting generous living accommodation which extends to c. 123m<sup>2</sup>, the property enjoys a beautiful waterfront location with panoramic views over the Ballinacurra Estuary and over to Ballyannon Woods, whilst being just a short walk from Midleton Town and all amenities.

Viewing is highly recommended by appointment only by the selling agent.

**A.M.V. €375,000**

**BER C1**

**ACCOMMODATION:**

**Entrance Hallway:** 3.85 x 2.55 timber floor with cloak room & store room off.



**Guest w.c. :** 2.49 x 1.09 tiled floor, w.c. & w.h.b.



**Living / Dining Area:** 5.9 x 3.76 electric effect fire with marble surround, timber floor.  
French doors to South / Westerly patio & rear garden.



**Kitchen:** 3.48 x 2.49 tiled floor & splash back, built-in units & eye level presses, integrated electric hob & oven, plumbed for washing machine & dishwasher.



**FIRST FLOOR :**

**Master Bedroom:** 4.73x3.15 built-in wardrobes.  
**En-Suite:** 2.18 x 1.51 fully tiled, w.c., w.h.b & electric shower.



Bedroom 2: 3.67 x 2.74



Bedroom 3: 3.12 x 2.55



**Bathroom:** 2.07 x 1.67 tiled floor, bath area & half wall, bath, w.c. & w.h.b.



**Bedroom 4:** 3.75 x 2.13



**OUTSIDE:** 2 allocated parking spaces to the front with ample visitor parking.  
Enclosed private rear garden with a sunny South Westerly aspect.







## FLOOR PLANS

### GROUND FLOOR



FIRST FLOOR :



## FEATURES:

- Decorated & finished to a high standard throughout.
- Generous living accommodation (123m<sup>2</sup>).
- Guest w.c. on ground floor.
- Master Bedroom en-suite.
- Stira access to attic.
- 2 allocated parking spaces to the front & ample visitor parking.
- South Westerly facing rear garden with patio & stunning views of Estuary & Ballyannon Woods.
- Private, gated walkway to the Estuary.
- Gas fired central heating.
- Convenient location - Situated adjacent to the Ballinacurra to Midleton Cycle Way and within walking distance of Midleton's Main Street and all amenities including a huge selection of schools, shops, bars, supermarkets, restaurants, Omniplex cinema, the popular Midleton Farmers Market which takes place every Saturday and the Midleton / Youghal Greenway, along with bus and rail services.
- Excellent connectivity with easy access onto the N25 & nearby bus and rail services.

EIRCODE : P25 TP97.

SERVICE CHARGE: €2,400 per annum.

SERVICES: Mains water & drainage.

BER DETAILS: BER- C1 BER NO. 114528045

VIEWINGS: Viewing is highly recommended & strictly by prior appointment with the sole selling agents.



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