

Superb 4 Bedroom Semi-Detached House.

**36 Charleston Woods,
Castleredmond,
Midleton,
Co. Cork,
P25 R5W9**

For Sale by Private Treaty



A.M.V. €485,000

BER A2

No. 36 Charleston Woods is a modern & spacious 4 bedroom semi-detached residence. Built in 2022, this bright and well presented property is ready to move into & offers future purchasers a quality home for many years to come.

Location wise, its just 1.5 km south of Midleton Town Centre on the Whitegate Road, Charleston Woods is nestled in a private, walled-in setting, with mature tree boundaries and leafy avenues. Generous living accommodation (c. 142m²) coupled with energy efficiency & a desirable setting ensure this property ticks all the boxes.

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

ACCOMMODATION:

Entrance Hallway: 6.43 x 2.07



Living Room: 5.52 x 3.89 with dual aspect windows.



Guest wc & w.h.b: 1.88 x 1.52 wc. & w.h.b.



Kitchen / Dining Room/ Living area : 6.12 x 5.75 extensive built-in units & eye level presses with integrated fridge freezer, dishwasher, oven & hob, centre island, with utility room off and French doors to rear garden.





Utility Room: 2.04 x 1.94 plumbed for washing machine & dryer. Door to side.

FIRST FLOOR :

Master Bedroom: 4.09 x 3.80 front aspect, bay window, walk-in wardrobe/4th bedroom & en-suite off.



En-suite: 2.64 x 1.09 fully tiled with pumped shower, w.c. & w.h.b.



Bedroom 2: 4.43 x 2.8 rear aspect, double built-in wardrobe.



Bedroom 3: 3.32 x 3.21 rear aspect.



Bathroom: 3.80 x 1.91 fully tiled with bath, w.c. & w.h.b.



Bedroom 4 / Walk-in wardrobe : 3.27 x 2.15 front aspect, wall-to-wall built-in wardrobes.



OUTSIDE: Double cobble lock driveway to the front.
Large, private garden to the rear.





FLOOR PLANS

GROUND FLOOR



FIRST FLOOR :



FEATURES:

- Decorated & finished to a high standard throughout.
- Generous living accommodation (142m²).
- Amtico' flooring throughout ground floor.
- Guest w.c. on ground floor.
- Master Bedroom en-suite.
- Pull-down attic stairs.
- Superb energy efficiency with air to water heating.
- Under floor heating on ground floor, radiators on first floor.
- Cobble lock drive-way for two cars.
- Enclosed, private rear garden.
- 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 R5W9

SERVICES: Mains water & drainage.

BER DETAILS: BER- A2 BER NO. 115972598

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



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