

Spacious 3 Bedroom Townhouse.

No. 2 Bridge Court,
Bridgetown,
Castlemartyr,
Co. Cork.
P25 XP11

FOR SALE BY PRIVATE TREATY





No. 2 Bridge Court comes to the market in turn-key condition having been recently re-decorated and boasts a large, Westerly facing rear garden which isn't overlooked and has the benefit of rear access.

The property was built in 2004 and the accommodation extends to c. 91.13m² (980 ft²) and is superbly located within walking distance of all local amenities including National School, Crèche/ Playschool, Shops, Post Office, Church, Pharmacy, Forest Walk and the renowned Castlemartyr Resort & Golf Club. It's just a short drive to Garryvoe Beach, Hotel & Leisure Centre and the newly opened Greenway, the property has easy access onto the N25 and just a 20 minute commute to Cork City.

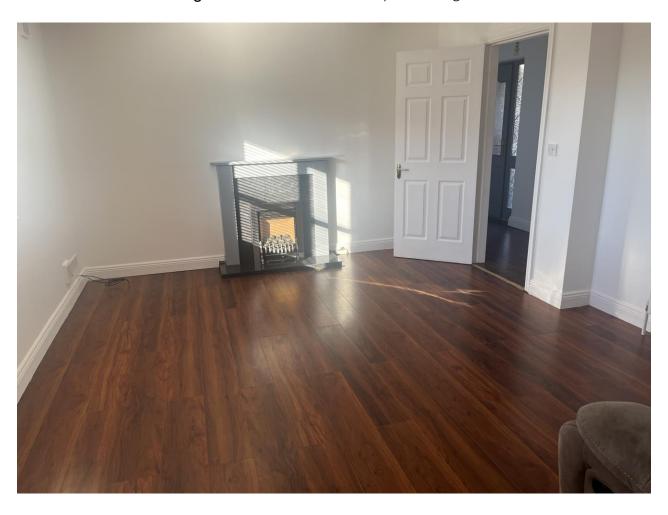
Viewing is highly recommended.

ACCOMMODATION:

Entrance Hallway: 3.9 x 1.23



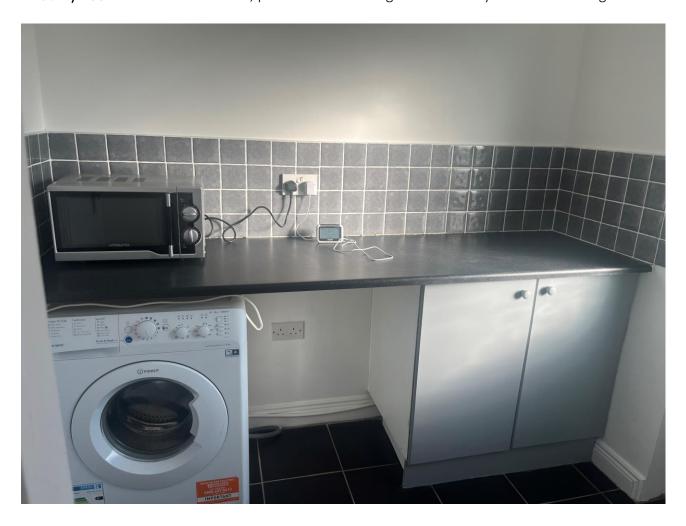
Living Room : 4.8×4.0 marble fireplace with gas fire.



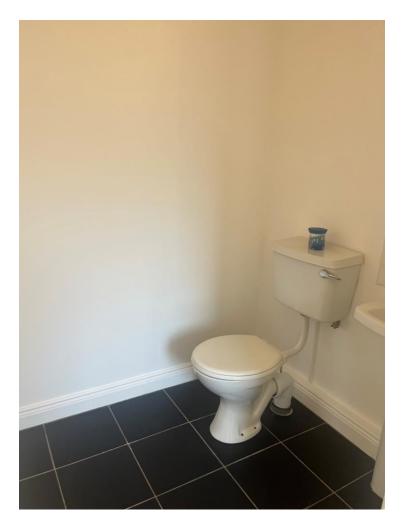
Kitchen/Dining Area: 3.7 x 3.3 tiled floor, built-in units and eye level presses, electric cooker, plumbed for dishwasher.



 $\textbf{Utility Room}: 2.2 \times 1.7 \text{ tiled floor, plumbed for washing machine \& dryer. Door to rear garden.}$



Guest w.c: 1.6 x 1.4 tiled floor, w.c. & w.h.b.



FIRST FLOOR:

Master Bedroom: 4.2 x 2.6 rear aspect

En-Suite: 2.2 x 1.2 tiled with Triton T90 electric shower, w.c. & w.h.b.





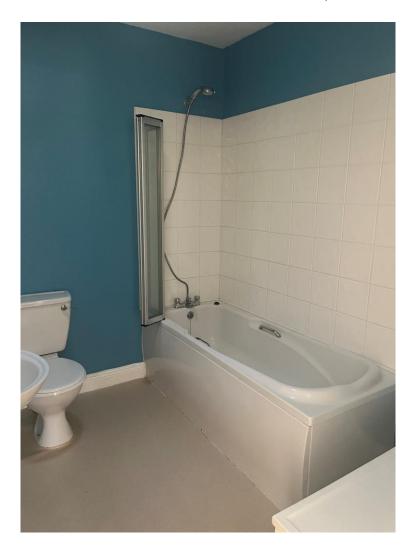
Bedroom 2: 3.5 x 2.9 front aspect



Bedroom 3: 2.8 x 2.3



Bathroom: 2.5×2.0 with bath with tiled surround, w.c. & w.h.b.



OUTSIDE:

Ample parking to the front Large, private enclosed rear garden with garden shed & access to rear parking area.











SERVICES: Mains Water, Drainage & Gas.

EIRCODE: P25 XP11

BER: B3 - BER No. 105729123

FEATURES:

- Attractive property in turn key condition
- Recently redecorated throughout
- Guest w.c. on ground floor
- Master bedroom en-suite
- Gas fired central heating with new boiler installed
- PVC double glazed windows
- Enclosed, private Westerly facing rear garden with shed & rear access to parking area
- Outside tap
- Ample parking
- Superb location

<u>VIEWING</u>: Strictly by prior appointment with the sole selling agents.



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