

*Spacious 3 Bedroom Townhouse.*

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

FOR SALE BY PRIVATE TREATY



A.M.V. €280,000

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. 91.13m<sup>2</sup> (980 ft<sup>2</sup>) 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 x 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.



Utility Room : 2.2 x 1.7 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 x 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

**VIEWING :** Strictly by prior appointment with the sole selling agents.



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42 South Mall, Cork t: 021 4273800

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