

Spacious & well maintained 3 Bedroom Semi-Detached Property.

No. 30 Gleann Fia,
Mogeely,
Co. Cork.
P25 YK18

FOR SALE BY PRIVATE TREATY



A.M.V. €270,000

BER C1

No. 30 Gleann Fia was built in 2006 and comes to the market in turn-key condition, comprising of c. 102.35m² (1,100 ft²) and is situated overlooking a large green area in this family orientated and popular residential area just a short walk from the newly opened Greenway. All local amenities are available in nearby Castlemartyr, including National School, Shops, Post Office, Church, Pharmacy, Forest Walk and the renowned Castlemartyr Resort & Golf Club, whilst it's just a short drive to Garryvoe Beach, Hotel & Leisure Centre, the property has easy access onto the N25. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hallway: 3.3 x 2.5 with tiled floor, under-stairs storage



Guest WC : 1.7 x 1.7 tiled floor, w.c. & w.h.b.



Kitchen/Dining Area: 6.6 x 3.0 tiled floor, built-in units & eye level presses, integrated oven & hob, dishwasher. French doors to rear.



Utility Room: 2.5 x 1.7 tiled floor, plumbed for washing machine & dryer, built-in presses. Door to rear.



Living Room : 4.7 x 2.8 dual aspect, solid fuel stove.

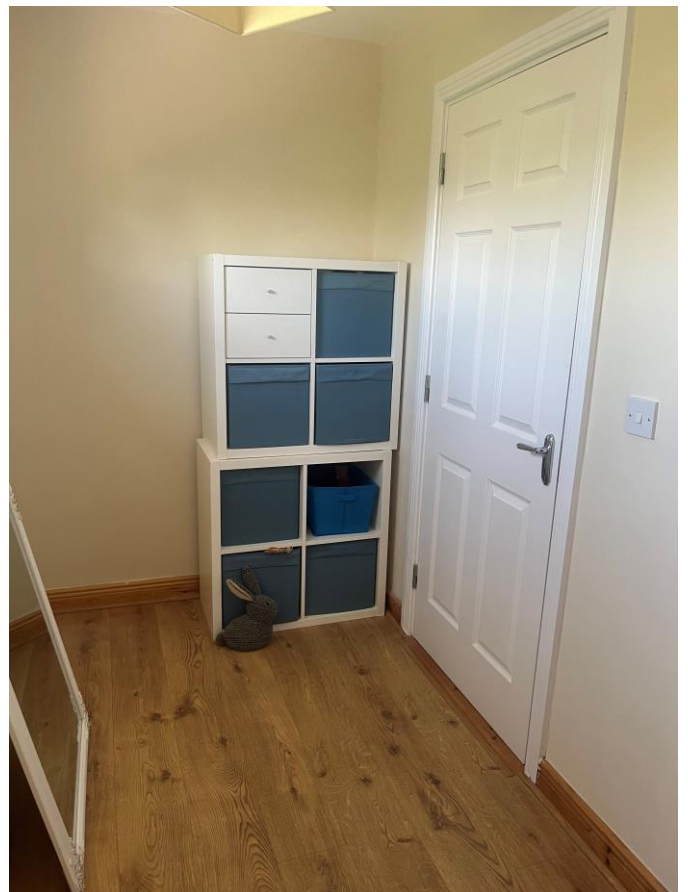


FIRST FLOOR :

Master Bedroom: 3.5x2.9 front aspect, timber floor, with dressing area off.



Dressing Area:



En-Suite : 2.8x 0.9 fully tiled with w.c., whb, pumped shower, heated towel rail.



Bathroom: 2.5 x 1.7 tiled floor, w.c., whb & bath.



Bedroom 2: 3.7 x 2.9 rear aspect.



Bedroom 3: 2.9 x 2.6 front aspect



OUTSIDE :

Double driveway and garden to the front.
Enclosed rear garden with timber garden shed & outside tap.



SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 YK18

BER: C1 BER NO: 109580548

FEATURES:

- Generous living accommodation
- Ready to move into
- Guest wc on ground floor
- Master Bedroom En-Suite
- Large enclosed rear garden with timber garden shed
- Zoned Gas fired central heating
- Superb location
- Stira to partially floored attic

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



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