

***3 Bedroom Detached Bungalow on c. 0.5 acre site.***

**Woodlands,  
Ballyannon,  
Midleton,  
Co. Cork.  
P25 R984**

For Sale by Private Treaty



Well presented and ready to move into, Woodlands is in a superb setting less than 1km from Gaelscoil Mhainistir na Corann, the N25 main Cork/Waterford Road and only a short walk to Ballyannon Woods and its pedestrian access to Midleton Town.

The property which has recently been refreshed with a new coat of paint and new carpets has the benefit of a large detached garage to the rear, ideal for many uses. With all its positives Woodlands won't be on the market for long so interested parties are advised to view early.

**A.M.V €365,000**

**ACCOMMODATION :**

**Conservatory: 5.0 x 2.7 tiled floor**



Kitchen: 5.4 x 2.3 with built in units and eye level presses.



Dining Room: 5.3 x 2.7 tiled floor.



**Sitting Room:** 4.7 x 3.0 marble fire place mahogany surround with gas fire, solid timber floors.



**Living Room:** 7.0 x 4.0 solid timber floor, marble fireplace.



**Bathroom:** 3.0 x 3.0 with w.c., bidet, bath, w.h.b., separate "Triton" electric shower.



**Guest Toilet:** 2.0 x 0.8 toilet & wash hand basin.

**Bedroom 1: 4.2 x 3.0**



**Bedroom 2: 3.2 x 3.2**



**Bedroom 3: 2.6 x 2.6**



**OUTSIDE :**

**Large Shed: 9.0 x 5.3 wired.**

**Double Car Port: 5.7 x 5.3**











**SERVICES :** Oil fired central heating.  
Mains Water.  
Septic Tank Drainage.

**EIRCODE :** P25 R984

**BER:** E – BER NO. 116369968

**FEATURES:** Super location.  
Oil fired central heating.  
Large shed to rear.  
Generous garden.  
500m to Ballyannan Woods.

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



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