

*Spacious 3 Bedroom Semi-Detached Residence.*

No. 65 The Meadows,  
Tir Cluain,  
Midleton,  
Co. Cork.

For Sale by Private Treaty



**A.M.V €280,000**

**BER B3**

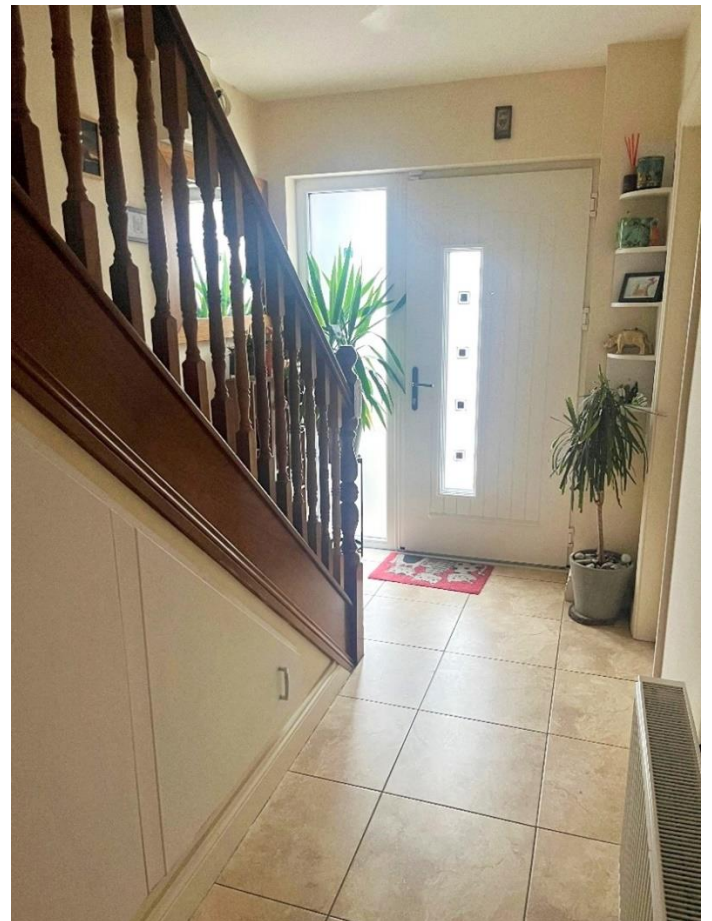
No. 65 The Meadows is a spacious semi-detached property, which enjoys a superb location in this mature residential area, with a Creche & Montessori at the entrance to the development and just a few minutes walk from the Train Station, newly opened Greenway, Restaurants, Local Bars, Bus Stop, Market Green Shopping Centre, a wide selection of Primary (Educate Together is just across the road), Secondary schools and all the amenities Midleton Town has to offer.

Built in 2008, this 3 bedroom semi-detached property has the benefit of a large, enclosed rear garden and has been well maintained by its present owners who have in the last year insulated the walls and attic, installed high performance double glazing and a new front door. Viewing is highly recommended & strictly by prior appointment.

### **ACCOMMODATION:**

**Entrance Hallway:** 5.7 x 1.8 with tiled floor, under stairs storage

**Guest Toilet :** 1.6x1.4 with tiled floor, w.c. & w.h.b.



Living Room: 4.9 x 3.5 timber floor, built-in tv & display units, bay window & open fire with cast iron fireplace & timber surround .



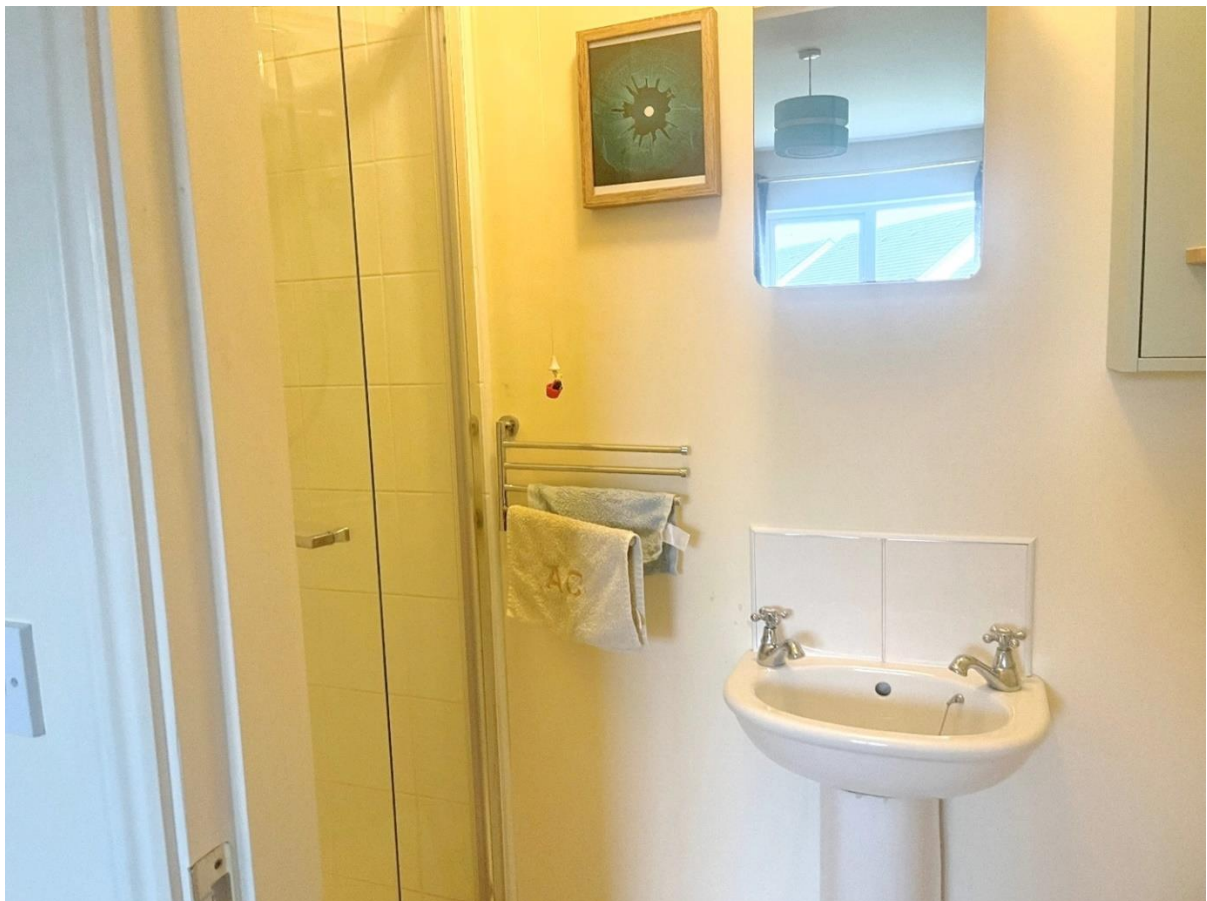
**Kitchen / Dining Room:** tiled floor, built-in units & eye level presses, integrated Hoover Oven & Whirlpool electric Hob, plumbed for washing machine & dryer. French doors to rear garden.



**FIRST FLOOR:**

**Master Bedroom:** 3.9 x 3.0 rear aspect.

**En-Suite:** 2.6 x 0.87 tiled floor, Electric 'Mira' Shower, w.c & w.h.b



**Bedroom 2:** 3.4 x 3.4 front aspect, double built-in wardrobes.



**Bedroom 3:** 3.2 x 2.4 rear aspect, desk & shelving unit.



**Bathroom:** 2.13 x 2.0 tiled floor & bath surround, bath with electric 'Mira Vigour' Shower, w.c. & w.h.b.



**OUTSIDE:**

Large, enclosed rear garden with timber shed & outside tap.







**SERVICES:** Mains Water, Drainage & Gas.

**BER DETAILS:** B3 - BER No. 105431043

**FEATURES:**

- Generous living accommodation
- Guest w.c. on ground floor
- New composite front door
- New high performance double glazed pvc windows
- Attic & walls insulated (2023)
- Stira to floored attic, fully wired.
- Gas fired central heating (Zoned with Hive Smart system for heating and water)
- EV charging unit
- Smart camera door bell
- Large enclosed rear garden with timber garden shed.
- Superb location – with a Creche & Montessori on site and just across the road from Educate Together National School & a few mins walk from the Train Station, Midleton’s Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, Midleton-Youghal Greenway and the famous Midleton Farmers Market which takes place every Saturday and with easy access onto the N25.

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



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