

Substantial Detached Residence in a superb location.

**‘Marian’,
Castleredmond,
Midleton,
Co. Cork
P25 RR58**

For Sale by Private Treaty



A.M.V. €475,000

'Marian' offers a unique opportunity to acquire a detached residence on a large, private South facing site situated in the heart of Midleton Town.

Built in the early 1960's, the property is accessed by a horse-shoe driveway and has been well maintained throughout the years and has been recently repainted & carpeted offering bright, spacious living accommodation with the benefit of pvc double glazed windows and oil fired central heating.

The property is located in one of the most sought-after, mature residential areas of Midleton Town, within easy walking distance of the Town Centre, Shops, Schools, Bus Stop, Train Station, the newly opened Midleton/Youghal Greenway and with easy access onto the N25 Cork /Waterford Road.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

ACCOMMODATION:

GROUND FLOOR :

Entrance Hallway: 5.3 x 2.1 incl. Guest w.c.



Living Room: 4.0 x 3.8 timber floor, open fire with marble surround.



Family Room: 4.2 x 3.3 solid fuel stove, sliding door to rear.



Kitchen/Dining Room : 6.53 x 2.56 tiled floor, cream built-in units & eye level presses. Door to rear.



FIRST FLOOR:

Master Bedroom: 4.0 x 3.26 front aspect.



Bedroom 2: 4.0 x 3.7 rear aspect.



Bedroom 3: 3.0 x 2.8 rear aspect.



Bathroom : 2.9 x 2.3 fully tiled with bath, w.c. & w.h.b.



Garage: 12m x 3m with roller shutter door to front & door at side. New roof.



OUTSIDE :

Horse Shoe driveway & garden to the front.
Large, private enclosed South facing rear garden. Outside tap.







FEATURES:

- Detached residence
- Generous living accommodation
- Large, private South facing rear garden
- Garage (new roof)
- PVC double glazed windows & doors (replaced 2014)
- Walls insulated (foam injection in 2014)
- Oil fired central heating
- Outside tap
- Situated within walking distance of Midleton's Main Street & all amenities including shops, bars, supermarket, restaurants, schools, Omniplex Cinema, famous Midleton Farmers Market which takes place every Saturday, the newly opened Greenway along with bus and rail services.
- Easy access to the N25.

SERVICES : Mains Water & Drainage.

TITLE: Freehold

EIRCODE : P25 RR58

BER: C3 – BER NO. 117736066

VIEWING : Strictly by prior appointment



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