

# Russell Estate Agents Limited

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**FOR SALE BY PRIVATE TREATY**

## 11 Gleann Fia

Mogeely, Midleton, Co. Cork.



We are delighted to present this spacious three bedroom semi detached family home to the market. 'Gleann Fia' is a small private development of three bedroom semi-detached and four bedroom detached homes located in the picturesque east Cork village of Mogeely less than 30 minutes from Cork City. 'Gleann Fia' which means Glen of the Deer, is situated close to all public amenities including shops, pubs, and schools. Midleton town is just a short drive away. Mogeely is within easy commuting distance of Cork City and the Jack Lynch Tunnel making Gleann Fia the ideal place to live for those who work in the city but prefer to enjoy the benefits of country life. If you are looking for a spacious semi detached family home then viewing of No. 11 Gleann Fia comes highly recommended.

### Property Features

- Spacious three bedroom semi detached family home.
- Gardens to the front and rear.
- Close to Mogeely, Castlemartyr and Killeagh.
- Master bedroom ensuite.
- Small scale development of just 32 homes.
- Natural gas central heating.
- Viewing comes highly recommended.



Cert No.: 110609393

Rating: 141.32 kWh/m<sup>2</sup>/yr.

**A.M.V.**

**€215,000**

Office: 8 Mill Road, Midleton, Co Cork.

PSRA Licence No.: 003399

T: 021—4634133

F: 021—4634268

[www.russellproperty.ie](http://www.russellproperty.ie)

Company Registration No.: 550262

Email: [info@russellproperty.ie](mailto:info@russellproperty.ie)

Directors: Michael Russell, Shane Russell.

IPAV Member Firm



## Floor Area:

Total Floor Area C.1080 sq. ft.

## Accommodation

### Entrance hallway 10'7" (3.23m) x 8'2" (2.49m)

Spacious entrance hallway, tiled flooring, stairs leading to the first floor, phone point and under stairs shelving.

### Kitchen / dining room 21'6" (6.55m) x 10'0" (3.05m)

Open plan kitchen and dining room. There is a stylish Walnut fitted kitchen with a tiled floor and door leading out to the back garden.

### Utility room 8'1" (2.46m) x 5'10" (1.78m)

Fitted units, plumbed, tiled floor.

### Guest W.C. / Cloakroom 5'7" (1.7m) x 4'7" (1.4m)

Tiled floor, wash hand basin, toilet.

### Living room 15'3" (4.65m) x 9'6" (2.9m)

Solid fuel fireplace, wooden flooring, tv and phone point.

### First floor landing 9'8" (2.95m) x 5'0" (1.52m)

Carpet flooring, access to the attic

### Master Bedroom 11'8" (3.56m) x 9'6" (2.9m)

Spacious double bedroom, ensuite, Sliderobes Fitted Wardrobes.

### Ensuite 9'5" (2.87m) x 3'2" (0.97m)

The ensuite has floor tiles, power shower, wash hand basin, toilet and the walls in the shower area are tiled.

### Bedroom 2 10'5" (3.18m) x 9'7" (2.92m)

A double bedroom with carpet flooring, and built in units.

### Bedroom 3 9'9" (2.97m) x 8'8" (2.64m)

Single / double bedroom with carpet flooring, and built in units.

### Bathroom 8'5" (2.57m) x 5'7" (1.7m)

Family bathroom, bath, wash hand basin, toilet, with tiles around the bath area and a tiled floor.







## Outside

To the front the property has a lawn area and driveway. To the rear there is a spacious garden area. The gardens are fenced in and very secure. There is an attractive wooden decking area, ideal for those summer evening barbeques. There are two garden sheds in the rear garden also.

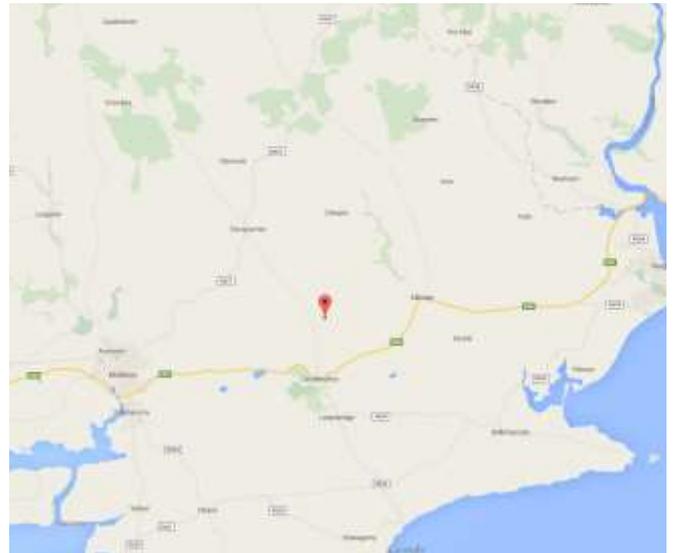


## Location

Mogeely is located less than 10 minutes from the east Cork town of Midleton and less than 30 minutes from Cork City. The village has a selection of pubs and also a co-op store. The villages of Castlemartyr and Killeagh are both within an easy drive from Mogeely and both are very well serviced with shops, restaurants and much more. The golden sands of Garryvoe beach is just a ten minute drive away.

## Services

Water -	Mains
Drainage -	Mains
Heating -	Natural Gas
Broadband / Phone -	Available
Television -	Available



## Directions

From Midleton take the N25 for Youghal. At the Two Mile Inn pub on your left hand side turn left and continue ahead on this road until you enter Mogeely village, then turn left and take the next right. Gleann Fia will be ahead on your left hand side. Turn into the estate and drive straight ahead and No. 11 will be ahead on your left hand side.

## Viewing Arrangements

All viewings of this property must be arranged through the selling agents Russell Estate Agents Limited. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

## Sales Agent

Michael Russell M.I.P.A.V. M.C.E.I. C.V.  
PSRA Licence No. 003399 005760  
Office: 021 – 4634133  
Mobile: 086 2457470  
Email: michael@russellproperty.ie