

8 Elmgrove, Broomfield West, Midleton, Cork **BER D1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly positioned 3 bedroom detached bungalow, situated in a quiet cul de sac location which is a mere 10 minute walk from Midleton Town centre and 5 minutes from the Midleton Train station.



AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.02m x 1.61m

A sliding door allows access to a porch area which has tile flooring and a centre light. A teak door with glass centre and side paneling allows access into the reception hallway.

The reception hallway has semi-solid oak timber flooring, one centre light piece, coving surrounding the ceiling, one radiator and one alarm control point.

- Living Room 3.93m x 4.3m

A spacious main living room has one window to the front of the property including a curtain rail, curtains and blinds. The room has carpet flooring, a fireplace with a Stanley solid fuel stove and built-in display cabinets and shelving on both sides of the fireplace. Other features of the room include one centre light piece, two wall mounted light piece, one radiator, coving around the ceiling, one telephone point, one television point and three power points.



- Kitchen 3.31m x 2.34m

The kitchen features units at eye and floor level with a worktop counter and tile splash back. Features include a bowl and a half stainless steel sink, one centre light piece, one radiator and plumbing for a washing machine. The kitchen has two power points, two phone points, tile flooring and an open arch from here allows access to a rear lobby/utility area.



- Rear Lobby/Utility Area 2.15m x 2.05m

This area has a continuation of the tile flooring from the kitchen, one window to the rear of the property and a PVC door with glass paneling allows access to the rear yard. Features include one centre light piece, three power points and one extractor fan.
- Dining Room/Lounge 3.32m x 3.65m

Located off the kitchen, this room could serve a multitude of uses such as a dining area or a second living room. The room has laminate timber flooring and one window to the rear of the property with a curtain rail, curtains and a blind. Other features include one radiator, one fireplace, one centre light piece, two power points and a television point.
- Main Hallway 2.97m x 1.0m

The main hallway has a continuation of the semi-solid oak timber flooring from the reception hallway. This area has one centre light piece and coving around the ceiling.
- Bedroom 1 3.31m x 4.1m

A superb double bedroom has one window to the rear of the property including a curtain rail, curtains and a blind. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator and one power point.



- Bedroom 2 4.06m x 3.05m

A large double room has one window to the front of the property which includes a curtain rail, curtains and a blind. The room has carpet flooring, one radiator, one centre light piece and one power point.



- Bedroom 3 2.86m x 2.83m

A generous size single room has one window to the front of the property with a curtain rail, curtains and a blind. The room has carpet flooring, one radiator, one centre light piece and one power point.

- Main Bathroom 3.31m x 1.7m

A family bathroom features a two piece suite with a walk-in double shower. The bathroom has tile flooring, tiling to the half-way point on the wall and surrounding the shower. Other features include one window to the rear of the property, one centre light piece, one extractor fan and a hot press area which is shelved for storage. A stira staircase allows access to the attic from this room.

Features

- 94.79 Sq. M/ 1020 Sq. Ft
- Year of Construction: 1979
- BER D1
- Much sought-after location
- Oil fired central heating
- Double glazed windows
- Off street parking for two/three vehicles
- A new national school 3 minutes walk to the west of the site.
- Future development potential if required subject to FPP

Directions

Please use Eircode P25 V293 for directions

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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