

33 Willowbank Court, Midleton, Cork **BER D1**



ERA Downey McCarthy are delighted to present to the market this pristine 4 bed semi detached property within walking distance of Midleton town centre. The property has been recently renovated and now benefits from new flooring, a new kitchen and modern neutral décor throughout.



AMV: €280,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.23m x 1.94m
- Guest W.C 1.54m x 0.78m
- Living Room 4.72m x 4.22m

The reception hallway has neutral décor, new tile flooring, one centre light fitting, smoke alarm, one radiator, two power points and under stair storage.

The guest w.c. has a two piece suite. Features include tile flooring, partly tiled walls with an attractive border tile, one centre light fitting and one frosted window overlooking the side of the property.

A large living room with a feature bay window that allows extensive natural light into the area. The room has attractive neutral décor, an open fireplace, one centre light fitting, six power points, one radiator and a newly carpeted floor.



- Open Kitchen/Dining 4.62m x 6.8m

A large open plan kitchen/dining room which has recently been refurbished with new fitted units at eye and floor level and an extensive worktop counter and tile splash back. Features include a Kenwood fridge freezer, an integrated Lojik oven, hob and extractor fan, new dishwasher and stainless steel sink. One large window overlooks the rear of the property and a sliding door allows access out to the rear yard. The room also has new tile flooring, six power points, one television points, one radiator and two light fittings.



- Utility Room 1.44m x 1.34m

The utility room is accessed off the kitchen/dining. The utility room has fitted units, a newly fitted gas boiler and plumbing for a washing machine. A part glazed door provides access out to the side of the property.

- Stairs and landing 2.78m x 3.01m

The stairs and landing have new carpet flooring throughout. Features include one centre light piece, one window overlooking the side of the property and a hot press area which has been shelved for storage and houses the immersion.

- Bedroom 1 3.91m x 3.87m

The main bedroom has neutral décor throughout and a feature bay window overlooking the front of the property. Features include a built-in wardrobe, new carpet flooring, one centre light fitting, six power points, one radiator and a solid door allows access into the en-suite.



- En-Suite 0.88m x 3.06m

The en-suite has a three piece suite, extractor fan, one centre light piece new tile flooring and fully tiled walls.

- Bedroom 2 4.0m x 3.29m

A generous size double room with neutral décor and one window overlooking the rear of the property. Features include one centre light fitting, new carpet flooring, one radiator, built-in wardrobe and four power points.

- Bedroom 3 2.81m x 2.3m

A neutral room with one window overlooking the rear garden. The room has new carpet flooring, a built-in wardrobe, one radiator, one centre light fitting and two power points.

- Bedroom 4 2.5m x 2.82m

A spacious single bedroom with one window looking to the front of the property. Features include neutral décor, new carpet flooring, one radiator, one centre light fitting, two power points and a built-in wardrobe.

- Bathroom 2.2m x 1.72m

The bathroom has a three piece suite with a Mira Sport electric shower head fitted over the bath. The bathroom has attractive décor, one window

overlooking the side of the property, one radiator, one centre light fitting, tile flooring and fully tiled walls.




Features

- 123.24 Sq.M / 1,327 Sq.Ft
- BER D1
- Year Built In 1998
- Recently renovated
- GFCH
- New flooring throughout

Directions

Please see the Eircode P25 HK85 for directions.

	<p>Will Lyons 60 South Mall, Cork 087-6494740 will@eracork.ie</p>
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