



Downey McCarthy

...the people you can trust

86 Meadowlands, Broomfield Village, Midleton, Co. Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superb, four bedroom semi-detached property which is presented in turnkey condition and situated in an excellent residential location. Meadowlands is conveniently placed within walking distance of the Midleton to Cork railway station as well as a host of amenities in Midleton town such as bars, cafes, schools, shops and supermarkets.



AMV: €295,000



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PSRA No. 002584

| FEATURES

- Approx. 124 Sq. M / 1,334 Sq. Ft
- Built in 2003
- BER C2
- Ideally positioned adjacent to the Cork-Midleton train station
- Gas fired central heating
- Double glazed windows
- Upgraded cavity wall and attic insulation
- Modern turnkey condition
- Superb residential location
- Large rear garden with new steeltech garden shed
- Off-street parking for two cars
- Within walking distance of amenities such as bars, cafes, schools, shops, transport services and supermarkets
- Ideal first time buy/investment

| RECEPTION HALLWAY

6.2m x 2.5m (20'3" x 8'2")

A teak door with glass centre and side panelling allows access to the main reception hallway. This bright and spacious area features attractive décor with high quality walnut laminate timber flooring throughout. There is one centre light piece, one large radiator, one alarm control point, one power point, one telephone point and one thermostat control for the heating. Double doors allow access to the main living room.



| GUEST W.C

1.53m x 1.4m (5'0" x 4'5")

The guest w.c features a two piece suite and impressive floor and wall tiling. There is one window to the side of the property with a roller blind and one centre light piece.

| LIVING ROOM

4.8m x 3.61m (15'7" x 11'8")

A superb, spacious living room features a bay window overlooking the front of the property including blinds, a curtain rail and curtains. Other features include superb laminate timber flooring, an attractive fireplace, eight power points, two television points, one radiator and covings around the ceiling and centre light piece. Double doors at the rear of the room allow access to the family room.



| FAMILY ROOM/LOUNGE

3.42m x 3.26m (11'2" x 10'6")

This versatile room has walnut timber flooring, attractive décor, covings around the ceiling and centre light piece. A sliding door allows access to the rear garden and patio area and the room is finished with one radiator and six power points.



| KITCHEN/DINING AREA

5.14m x 3.07m (16'8" x 10'0")

A fantastic, extended kitchen/dining area features modern units at eye and floor level in a U-shape with extensive worktop counter and tiled splashback.



The kitchen includes an integrated gas hob, extractor fan, plumbing for a dishwasher. There are two light fittings, one radiator, eleven power points and a door allows access to a utility room.



| UTILITY ROOM

1.8m x 1.25m (5'9" x 4'1")

The utility room has tiled flooring, plumbing for a washing machine, space for a dryer and a built in worktop counter. There is one centre light piece, two power points, a wall-mounted shelf and a teak door with glass panelling allows access to the side of the property.

| STAIRS AND LANDING

The landing has one window to the side of the property, laminate timber flooring, one centre light piece and a thermostat control for the heating. A Stira staircase allows access to the attic which is floored for storage.

| BEDROOM 1

3.85m x 3.9m (12'6" x 12'7")

A spacious double bedroom has a feature bay window to the front of the property, allowing extensive natural light to fill the room, and includes a blind, a curtain rail and curtains. The room has an impressive array of built-in units from floor to ceiling, laminate timber flooring, one radiator, one centre light piece, six power points and a television point.



| EN-SUITE

0.9m x 2.9m (2'9" x 9'5")

The en-suite features a three piece suite including a Mira Elite 2 electric shower. There is impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, one radiator and wall-mounted shelving.

| BEDROOM 2

3.4m x 3.35m (11'1" x 10'9")

A spacious double bedroom has one window overlooking the rear of the property including a blind, curtain rail and curtains. There is laminate timber flooring, built-in storage units, one radiator, four power points and one television point.



| BEDROOM 3

2.66m x 3.1m (8'7" x 10'1")

This large double bedroom has one window overlooking the rear of the property including a roller blind, curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator and two power points.



| BEDROOM 4

2.8m x 2.6m (9'1" x 8'5")

A generous-sized single room has one window to the front of the property, laminate timber flooring, one centre light piece, one radiator, four power points and two television points.



| BATHROOM

2m x 1.7m (6'5" x 5'5")

The main family bathroom features a four piece suite including a mains operated shower over the bath with impressive floor and wall tiling. There is one centre light piece, one wall-mounted light piece, one window to the side of the property with roller blind and one radiator.

| DIRECTIONS

Please see Eircode P25 EY61 for directions.



| ALL ENQUIRIES TO:

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