

## Waters Edge, East Ferry, Midleton, Co. Cork



**FOR SALE BY PRIVATE TREATY**

“Waters Edge” is just that – a fine detached bungalow on the edge of Cork Harbour looking South West to Whitegate and West to Great Island, Cobh and Spike Island. In an unrivalled position with complete privacy from the road, protected by a beautiful stone wall and standing on a site extending to 0.3 Acres.

The bungalow is laid out in fine bright rooms with obvious potential for further development.

Located at the south western corner of East Ferry close to Murphs Bar & Restaurant and just a 15-minute drive to the town of Midleton with its excellent selection of quality restaurants, specialist shops and train service to Cork City. There are some excellent primary and secondary schools in the area together with a selection of good Golf Courses.

**Viewings Strictly By Appointment With Sole Agency**

**DETACHED**

**3 BED 2 BATH**

**125sq.m (1,345sq. ft.)**



**0.3 ACRES**

**Agent: Suzanne Tyrrell**  
**Phone: 086 607 9200**



## Accommodation

**Entrance Hall** 2.07m x 1.73m

**Lounge Room** 5.54m x 4.60m

Fireplace, sliding patio door out to south facing area overlooking Cork Harbour.

**Dining Room** 4.34m x 2.44m

Open arch through from living room.

**Kitchen** 3.95m x 2.42m

Very well fitted, eye and ground level units, integrated dishwasher, oven and extractor hood, stainless steel sink unit, laminated flooring, tiled splashback.

**Utility Room** 2.17m x 1.91m

Plumbed for automatic machines, door through to garage.

**Garage** 4.68m x 3.03m

Up and over door.

**Bedroom 1** 4.53m x 2.85m

Two walk in wardrobes.

**Bedroom 2** 4.55m x 2.27m

Walk in wardrobe.

**Bathroom** 2.41m x 1.79m

Electric shower, wc, wash hand basin, tiled floor and walls.

**Main Bathroom** 2.38m x 1.79m

Bath, wash hand basin, wc, hot-press, shower attachment, tiled floor and walls.

**Bedroom 3** 4.51m x 3.35m

Two fitted wardrobes.

## Hall

Store cupboard

## Features/Outside

- > PVC double glazed windows
- > Oil central heating
- > Four loose boxes
- > Septic tank
- > Mains water
- > Electric gates
- > Greenhouse / Glasshouse

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