

## 88 Blossom Hill, Broomfield Village, Midleton, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented and newly built three bedroom semi-detached property, located in Blossom Hill, Broomfield Village. The property offers high quality fixtures and finishes throughout, and is ideally located close to Midleton train station and the N25 road network which offers easy access to the Jack Lynch Tunnel and Cork city centre.

Accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining area, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite, main family bathroom and a large attic space ready for conversion.

**AMV: €395,000**

**BER A2**

**60 South Mall, Cork.**

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PSRA No. 002584

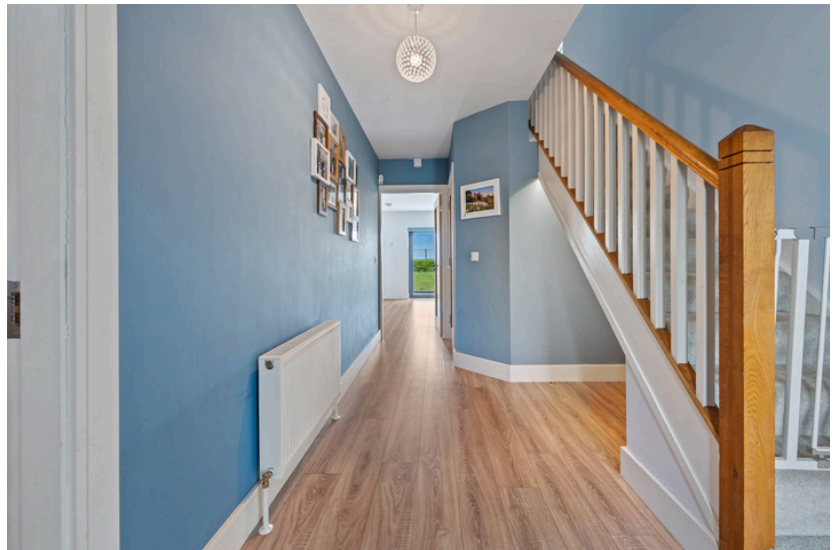
## | FEATURES

- Approx. 122.76 Sq. M. / 1,321 Sq. Ft.
- Built in 2020
- BER A2
- Superb newly built home
- Decorated to an extremely high standard throughout
- Three spacious bedrooms
- Modern fitted kitchen
- Exceptionally large floored attic space with 2 velux windows.
- South facing rear garden with uninterrupted views over Midleton
- Popular residential development
- Close to Midleton town centre and all local amenities including schools, colleges, shops, supermarkets, restaurants and bars
- 5 minutes' drive to Midleton train station
- Easy access to N25 road network, Jack Lynch Tunnel, Cork city centre

## | RECEPTION HALLWAY

5.03m x 2.6m (16'5" x 8'5")

A composite double glazed front door allows access into the spacious reception hallway. This welcoming hallway features high grade laminate oak flooring, attractive décor, one centre light piece, one radiator, and a smoke detector.



## | LIVING ROOM

5.75m x 3.5m (18'8" x 11'4")

The superb main living room has a feature bay window to the front of the property, attractive neutral décor, high grade laminate oak flooring, impressive custom fitted units with integrated LED lighting, one radiator, ten power points, USB port, a smoke detector, and one centre light piece.

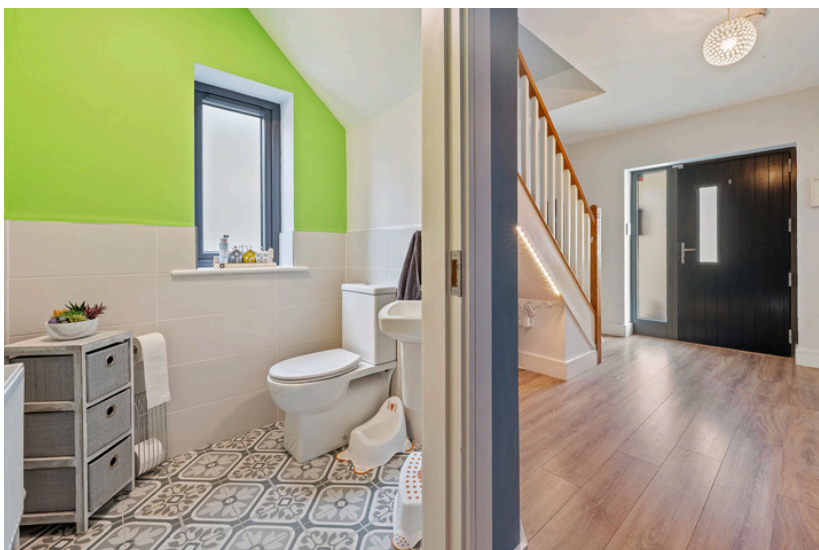




## | GUEST W.C

1.55m x 1.5m (5'0" x 4'9")

The guest w.c features a two piece suite, attractive decorative floor tiling, half wall tiling, one centre light piece, one radiator, one extractor fan, and one window frosted to the side of the property.



## | KITCHEN/DINING

6.2m x 4.25m (20'3" x 13'9")

The spacious open plan kitchen/dining has one window overlooking the rear garden, and double glass doors allow access to same. The room has high grade laminate oak flooring and attractive décor throughout.

The kitchen features solid wood fitted units in a beautiful sage green colour scheme with extensive worktop counter, integrated double oven and microwave, extractor fan, recessed spot lighting, one centre light piece, a smoke detector, and a carbon monoxide detector.

The dining area has one centre light piece, a smoke detector, and one large radiator.

There is an Aereco ventilation system fitted throughout, and an oak door allows access to the utility room.



## | UTILITY ROOM

1.75m x 1.5m (5'7" x 4'9")

The utility room has high grade laminate oak flooring, fitted units, plumbing for washing machine, one centre light piece, one window to the side of the property, a smoke detector, a carbon monoxide detector, gas boiler, and a zoned heating control panel.



## | STAIRS AND LANDING

3.62m x 2.54m (11'8" x 8'3")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one radiator, one centre light piece, a smoke detector, a carbon monoxide detector, and access to the fully floored attic.



## | BEDROOM 1

4.67m x 3.56m (15'3" x 11'6")

This spacious double bedroom has one window to the rear of the property including a fitted blind, carpet flooring, impressive array of Sliderobe fitted units, attractive décor, one centre light piece, one radiator, a smoke detector, ventilations system, six power points, and one television point.





## | EN SUITE

1.1m x 2.74m (3'6" x 8'9")

The en suite bathroom features a three piece suite including a corner shower cubicle, modern floor and wall tiling, one extractor fan, one centre light piece, and integrated shelving.



## | BEDROOM 2

3.95m x 3.56m (12'9" x 11'6")

Another spacious double bedroom has one window to the front of the property, carpet flooring, Sliderobe fitted units, attractive décor, one centre light piece, one radiator, six power points,



## | BEDROOM 3

3.96m x 3.26m (12'9" x 10'6")

Currently in use as a home office, this double bedroom has one window to the rear of the property, offering uninterrupted views of Midleton, carpet flooring, attractive décor, one centre light piece, one radiator, a smoke detector, six power points, and ventilations system.



## | MAIN BATHROOM

2.23m x 2.54m (7'3" x 8'3")

The main family bathroom features a four piece suite, including a shower fitted over the bath. The room has attractive floor and wall tiling, one large window to the front of the property, one extractor fan, one radiator, and one centre light piece.



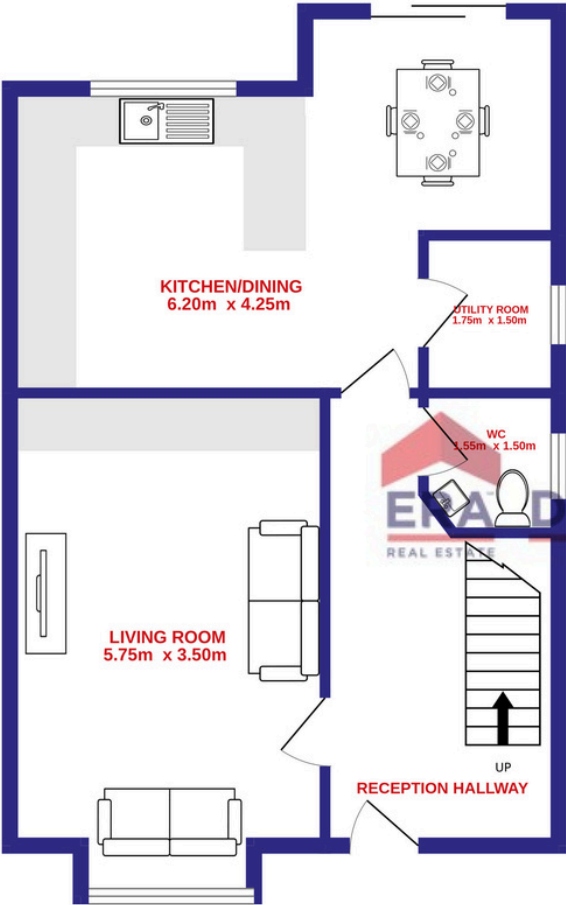
## | ATTIC

The spacious attic is ready for conversion and is fully floored throughout. The area has two velux windows, and the connection for the PV Solar panels is stored here.

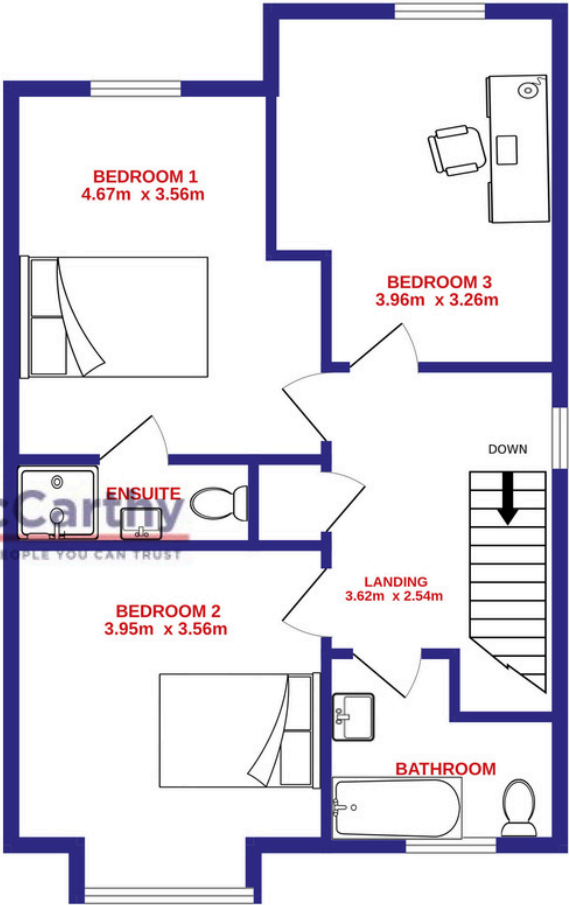


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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## | GARDENS AND EXTERIOR



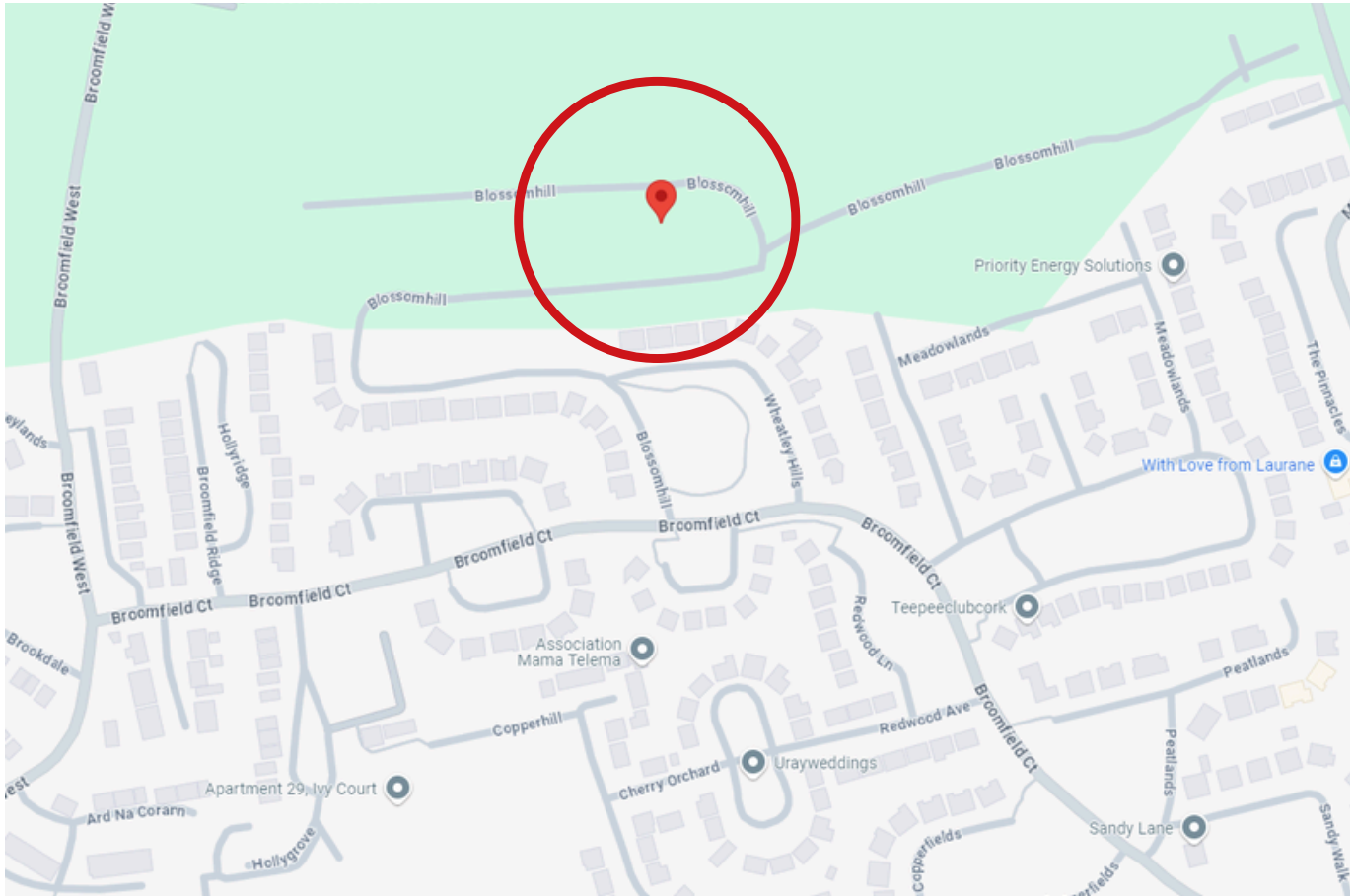
The front of the property offers a spacious cobble lock driveway which can accommodate off street parking for two vehicles.

The rear of the property has a patio and a superb south facing garden which is laid to lawn. The area is fully enclosed with hedging and a rear fence, the garden offers uninterrupted panoramic views over Middleton. There is a Barna shed included as part of the sale, which is ideal for storage.



## | DIRECTIONS

Please see Eircode P25 C1W3 for directions.



## | ALL ENQUIRIES TO:

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