

22 Copperhill, Broomfield Village, Midleton, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom duplex property, located in Broomfield Village. The property 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.



AMV: €250,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 97.46 Sq. M. / 1,049 Sq. Ft.
- Built in 2007
- BER B2
- Three bedrooms
- Enclosed rear yard
- Popular residential development
- 5 minutes' drive from Midleton town centre and all local amenities including schools, colleges, shops, supermarkets, restaurants and bars
- 5 minutes' walk to Midleton train station
- Easy access to N25 road network, Jack Lynch Tunnel, Cork city centre
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

5.02m x 2.05m (16'4" x 6'7")

A teak door with glass panelling allows access into the reception hallway. The hallway features attractive neutral décor, one centre light piece, a smoke alarm, a fuse board, a radiator and laminate timber flooring. Solid doors lead to all ground floor rooms.



| GUEST W.C

1.69m x 1.36m (5'5" x 4'4")

The guest w.c features a two piece suite, lino flooring, one centre light piece, built-in storage units.

| LIVING ROOM

4.2m x 4.11m (13'7" x 13'4")

The living room has one feature bay window to the front of the property, allowing extensive natural light to fill the room. Other features include one centre light piece, a fireplace with electric insert, laminate timber flooring, neutral décor and one radiator.



| OPEN PLAN KITCHEN/DINING

3.36m x 6.22m (11'0" x 20'4")

This spacious open plan room features laminate timber flooring, radiator, two light pieces, ample power points, two windows overlooking the rear and double glass doors allowing access to same. The kitchen features fitted units at eye and floor level with extensive worktop counter and tile splashback, plumbing for a washing machine, plumbing for a dryer, space for an oven/hob/extractor fan and stainless steel sink.



| STAIRS AND LANDING

3.14m x 2.06m (10'3" x 6'7")

The stairs and landing features carpet flooring. At the top of the landing there is an access hatch to the attic, one centre light piece, power points, access to a hot press and solid doors leading to all rooms.



| BEDROOM 1

3.72m x 4.1m (12'2" x 13'4")

A spacious double bedroom has one window to the front of the property, carpet flooring, one centre light piece, radiator, built-in wardrobe, power points and a door allowing access to the ensuite.



| EN SUITE

0.89m x 2.87m (2'9" x 9'4")

The ensuite features a three piece suite including a shower cubicle incorporating a Triton T80 electric shower, floor and wall tiling, centre light piece and a radiator.



| BEDROOM 2

3.01m x 4.11m (9'8" x 13'4")

This double bedroom has one window to the rear of the property, one centre light piece, carpet flooring, radiator, wardrobe, power points. This room is currently in use as a home office.



| **BEDROOM 3**

2.42m x 2.74m (7'9" x 8'9")

This large single bedroom has one window to the front of the property, one centre light piece, carpet flooring, radiator and power points.



| **BATHROOM**

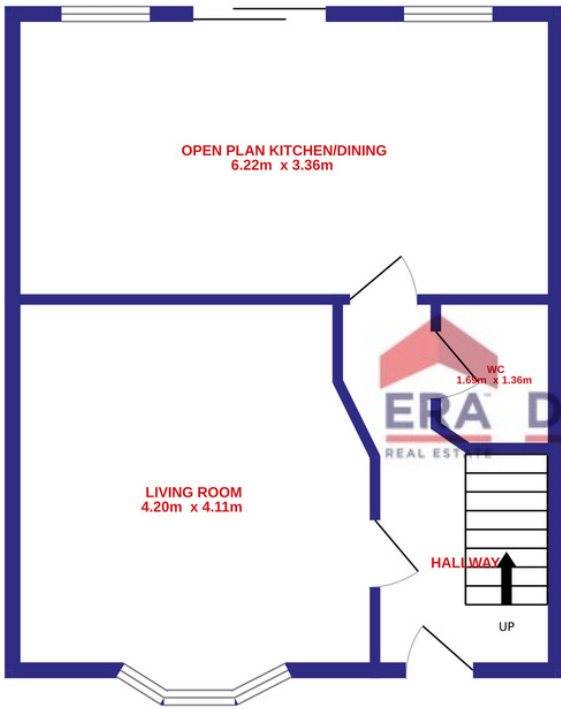
1.68m x 2.05m (5'5" x 6'7")

The main family bathroom features a four piece suite, one frosted window to the rear, wall tiling, one centre light piece, lino flooring and a wall-mounted light piece.

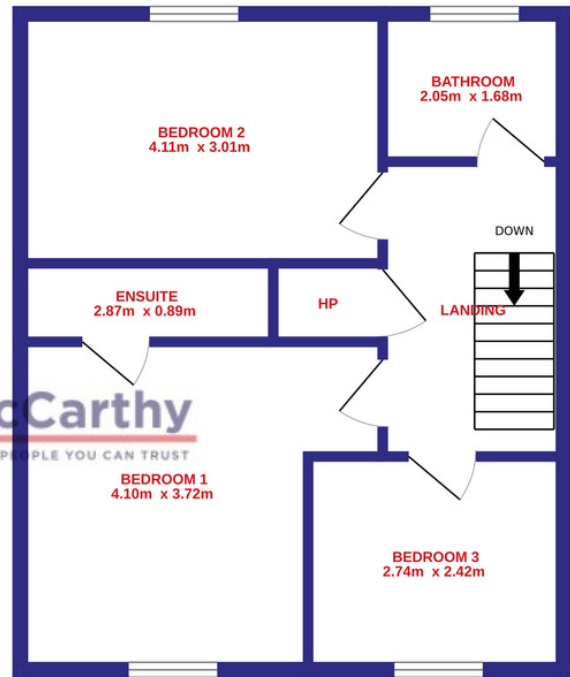


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



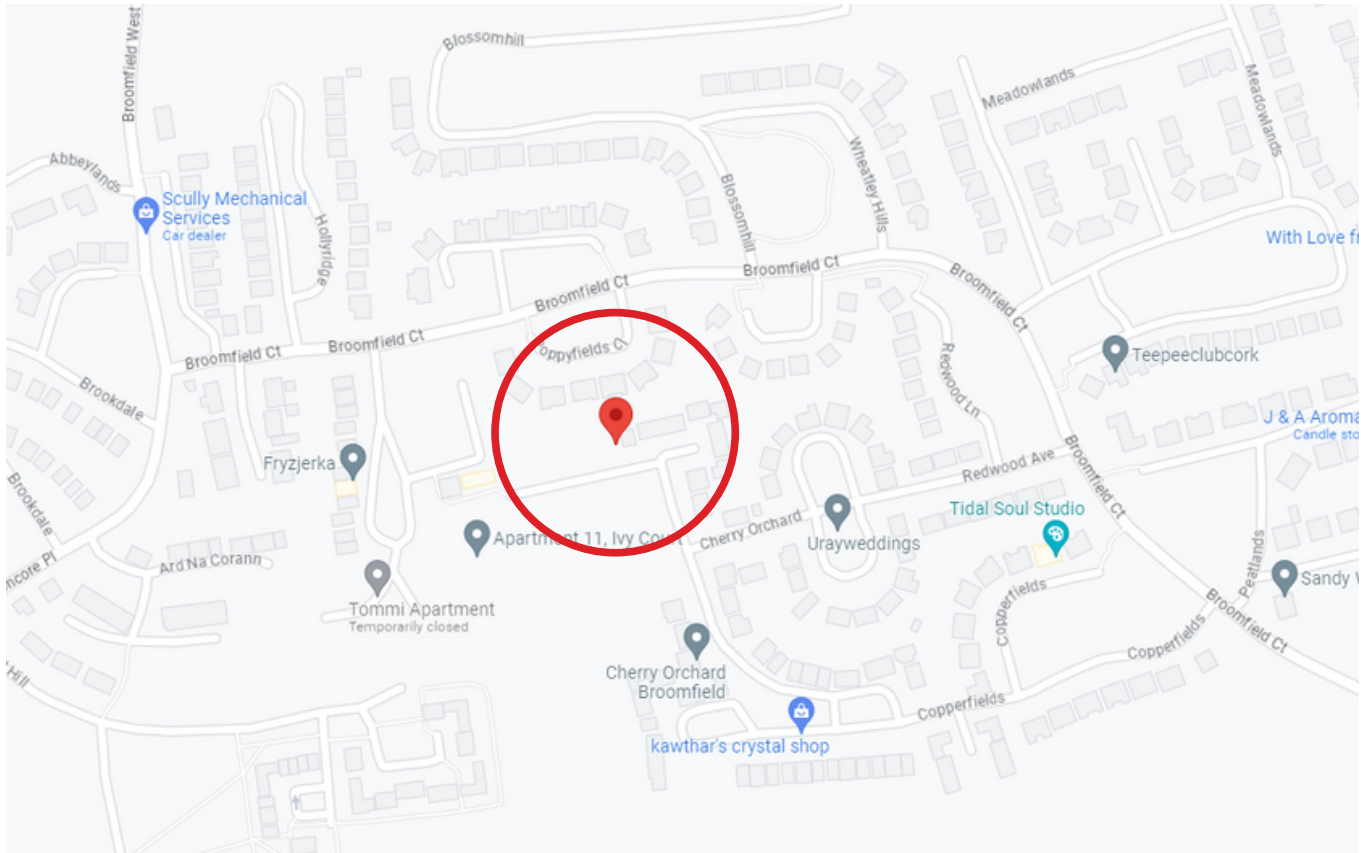
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TOTAL FLOOR AREA : 92.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode P25 DP94 for directions.



| ALL ENQUIRIES TO:

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