

59 Blossom Hill, Broomfield Village, Midleton, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately presented, 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 and the main family bathroom.

AMV: €425,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 121.74 Sq. M. / 1,306 Sq. Ft.
- Built in 2022
- BER A2
- Air to water heating system
- Fibre broadband
- Superbly presented newly built home
- Three spacious bedrooms
- South facing rear garden with uninterrupted views over Midleton
- Modern standalone garden pod currently in use as a home office
- 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 bright and welcoming hallway features high grade laminate oak effect flooring, attractive neutral décor, one centre light piece, one radiator, integrated under stair storage, 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 décor, high grade laminate oak effect flooring, a tongued and grooved feature wall, media unit, one radiator, six power points, a smoke detector, and one centre light piece. An open arch allows access to the beautiful kitchen/dining area.



| GUEST W.C

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

The well-appointed guest w.c features a two piece suite, attractive colour palette, modern floor and wall tiling, one centre light piece, 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 sliding glass doors allow access to same. The room has high grade laminate oak effect flooring, recessed spot lighting, ample power points, and attractive décor throughout.

The kitchen features modern solid wood fitted units in a beautiful colour scheme with antique brass knobs, extensive granite worktop counter, breakfast bar, integrated double oven and microwave, space for an American style fridge freezer, extractor fan, recessed spot lighting, one centre light piece, a smoke detector, and the ventilations system.

The dining area has one centre light piece, a smoke detector, control for the heating system, and an attractive decorative wallpapered wall.



| UTILITY ROOM

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

The utility room has high grade laminate oak effect flooring, fitted units, worktop counter, plumbing for washing machine, space for a dryer, one centre light piece, one window to the side of the property, a smoke detector, and the heating system is housed here.



| STAIRS AND LANDING

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

The stairs and landing are fitted with high quality carpet flooring throughout. At the top of the landing there is one window to the side of the property, one radiator behind a radiator cover, one centre light piece, a smoke detector, two power points, access to the hot press, and an access hatch to the 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 fitted units for storage, attractive décor, one centre light piece, one large radiator, a smoke detector, ventilations system, control for the heating system, and four power points. A door allows access to the en suite bathroom.



| 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 a heated towel rail.



| 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, impressive Sliderobe fitted units, attractive neutral décor, one centre light piece, one radiator, four power points, a smoke detector, and ventilations system.



| BEDROOM 3

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

This bedroom has one window to the rear of the property with panoramic views over Middleton, carpet flooring, attractive décor and colour palette, feature panelled effect wall, one centre light piece, one radiator, a smoke detector, ventilation system, and four power points.



| MAIN BATHROOM

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

The main family bathroom features a four piece suite, including a waterfall shower fitted over the bath. The room has attractive floor and wall tiling, wall-mounted vanity unit, one 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.

| HOME OFFICE/STORAGE

3.16m x 2.92m (10'3" x 9'5")

Privately positioned within the rear garden, this modern standalone garden pod offers a versatile space ideal for use as a home office, or for storage. The custom built space has an office area accessed via double doors, which has laminate timber flooring, recessed spot lighting, one window to the side, one small window to the rear, neutral décor, and eight power points.

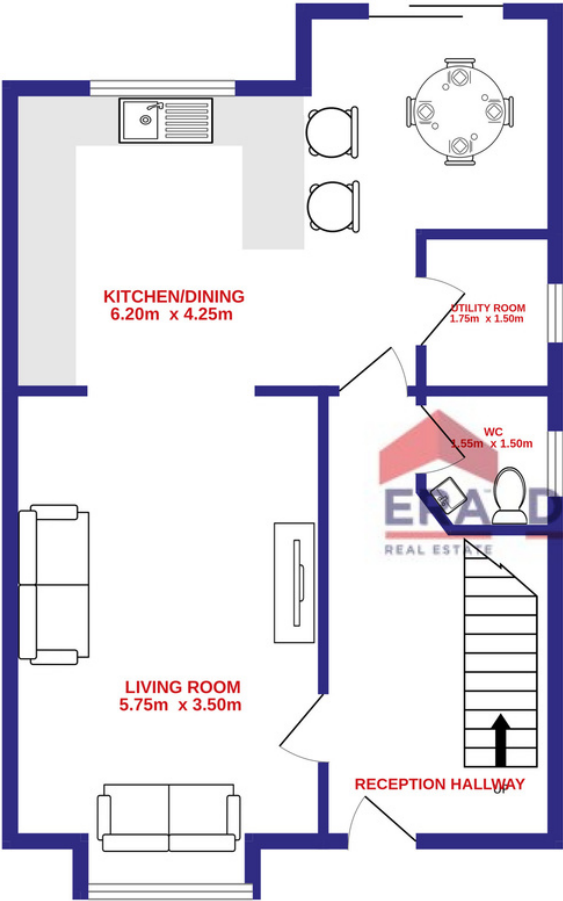
Storage 3.11m x 2.92m (10'2" x 9'5")

The storage area has a separate entrance, concrete flooring, two fluorescent light fittings, one window to the side, a workbench, fuse box, and four power points.

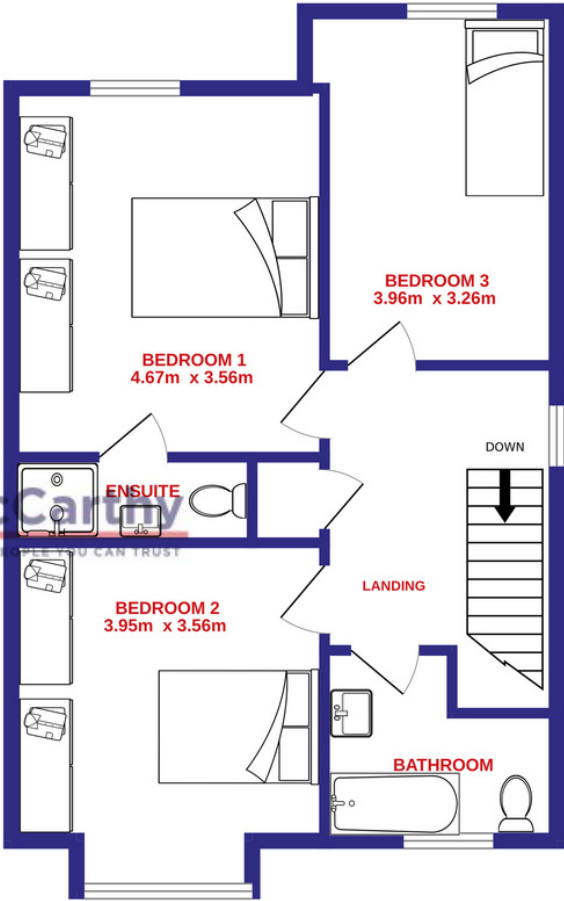


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

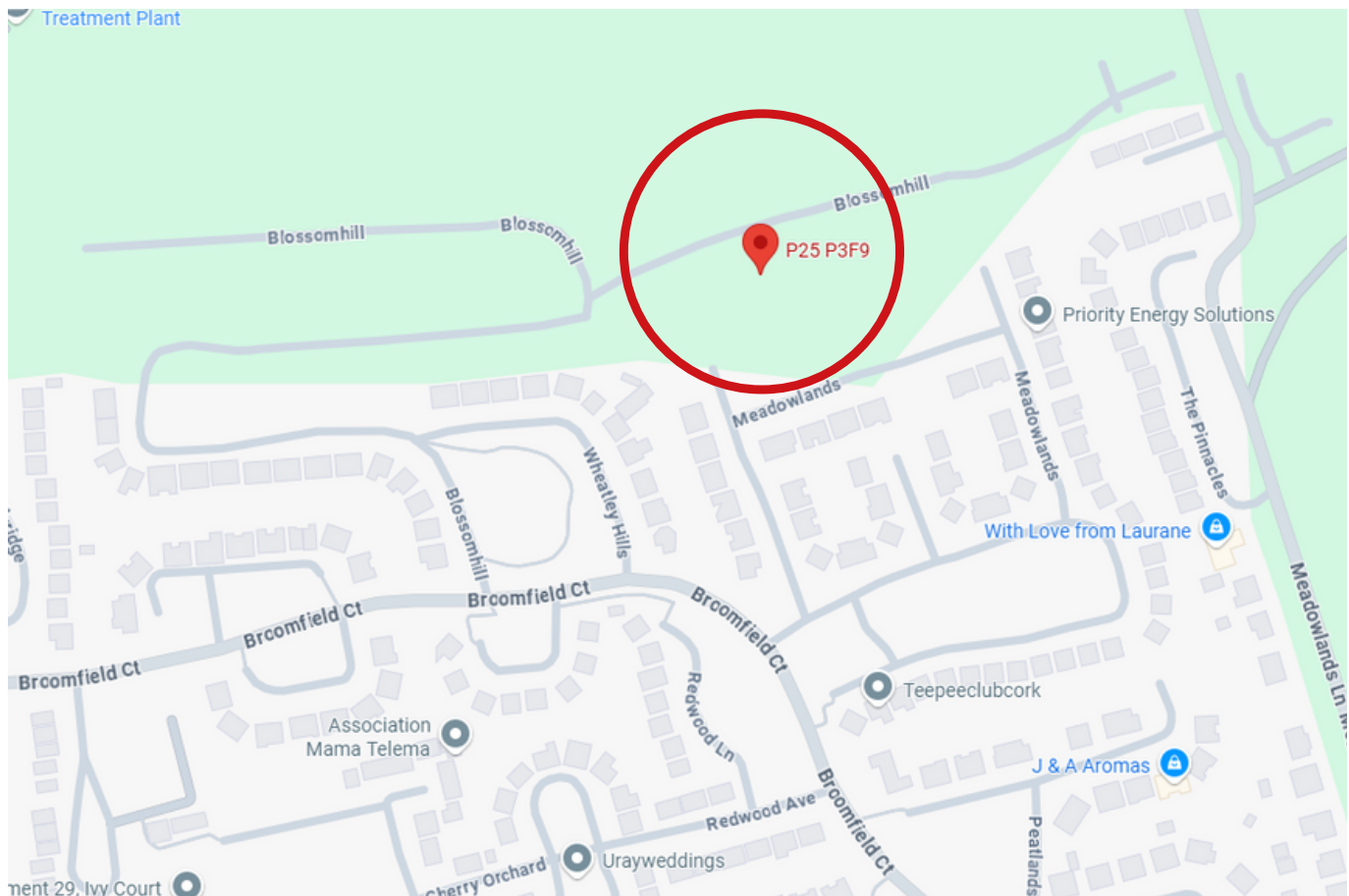


The front of the property offers a spacious, well-maintained cobble lock driveway which can accommodate off street parking for two vehicles. Mature shrubs and plants are planted on either side.

The rear of the property has a superb patio and a south facing landscaped garden. The area is fully enclosed with fencing and mature trees to the rear, and has a remote controlled external lighting system. It also offers a modern, standalone garden pod which is a versatile space ideal for use as a home office, or for storage.

| DIRECTIONS

Please see Eircode P25 P3F9 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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