



Downey McCarthy

...the people you can trust

44 Cois Farrage, Mosestown, Whitegate, Co. Cork



ERA Downey McCarthy is pleased to offer to the market this lovely three bedroom, semi-detached property situated in a quiet cul-de-sac in Whitegate, Co. Cork. Cois Farrage is an ideal location just a short stroll from the picturesque seaside village of Whitegate and close to local amenities such as bars, restaurants, supermarket, playground, schools and sporting facilities.



AMV: €185,000



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PSRA No. 002584

| FEATURES

- 79.07 Sq. M. / 851 Sq. Ft.
- BER C2
- Off-street parking
- Three spacious bedrooms
- Five minute walk to Whitegate Village
- Large, fully enclosed rear garden
- Easy access to the N25
- Located within a 10-minute drive of Midleton Town

| RECEPTION HALLWAY

5.22m x 3.25m (17'1" x 10'6")

A solid door with centre and side glass panelling allows access to the main reception hallway. This welcoming hallway has tiled flooring, two light pieces, one radiator, neutral décor and a door allowing access to the guest w.c.

| GUEST W.C

1.47m x 0.8m (4'8" x 2'6")

The guest w.c has a two piece suite, one frosted window overlooking the side of the property, neutral décor, tiled flooring and one centre light piece.

| LIVING ROOM

4.55m x 3.55m (14'9" x 11'6")

The living room has one large window overlooking the front of the property, neutral décor, semi-solid timber flooring, one centre light piece, one fireplace, ample power points throughout and one radiator.



| KITCHEN/DINING

3.37m x 5.6m (11'0" x 18'3")

The kitchen/dining area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, one window overlooking the rear of the property and a sliding door which allows access to the rear garden and provides the room with extensive natural light. Other features include tiled flooring, two centre light pieces, space for a fridge freezer, space for an oven, plumbing for a washing machine and dishwasher, plumbing for a tumble dryer, neutral décor, one radiator and ample power points throughout.



| STAIRS AND LANDING

3.11m x 2.11m (10'2" x 6'9")

The stairs and landing is fully carpeted throughout. The landing area has one window overlooking the side of the property, an access hatch to the attic, a hot press area which is shelved for storage and solid doors lead into all rooms.

| BEDROOM 1

3.7m x 3.59m (12'1" x 11'7")

This double bedroom has one window which overlooks the front of the property, original wood flooring, one centre light piece, built-in units for storage, ample power points, one radiator and a solid door allows access to the en-suite.



| EN-SUITE

1.63m x 2.58m (5'3" x 8'4")

The en-suite has a three piece suite including a fully tiled shower cubicle incorporating a Triton T90Z electric shower. Other features include tiled flooring, one radiator and neutral décor.

| BEDROOM 2

2.83m x 3.41m (9'2" x 11'1")

This room has one window overlooking the rear of the property, original wood flooring, one centre light fitting, one radiator and built-in units for storage.



| BEDROOM 3

2.66m x 2m (8'7" x 6'5")

A single room overlooking the front of the property, Bedroom 3 has one radiator, original wood flooring and neutral décor.



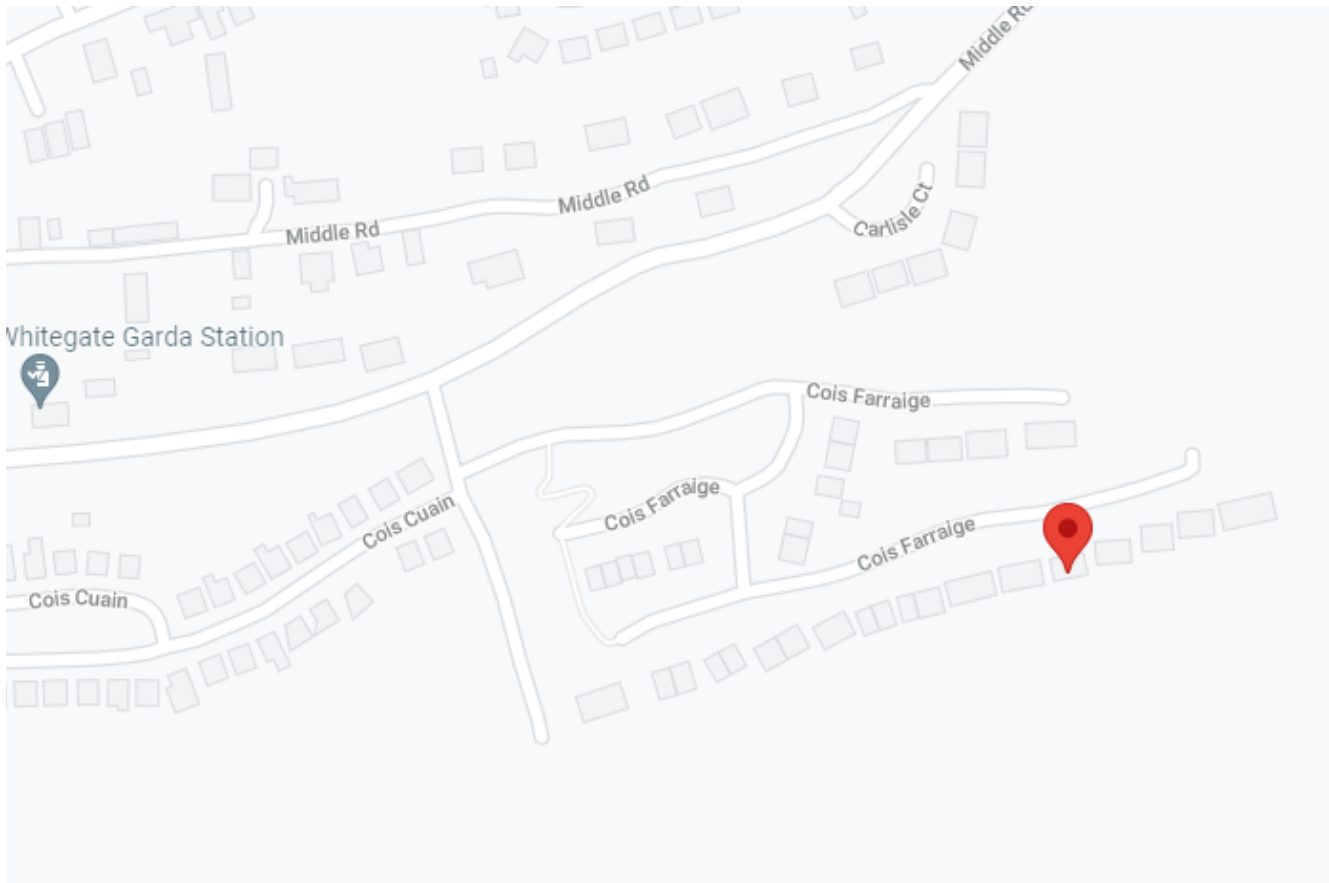
| BATHROOM

2.23m x 2.17m (7'3" x 7'11")

The main family bathroom has one frosted window overlooking the rear of the property, a three piece suite, tiled flooring, tiling around the bath, one radiator and one towel rail.

| DIRECTIONS

Please see Eircode P25 E436 for directions.



| ALL ENQUIRIES TO:

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