

## 4 Millbrook Lawn, Midleton, Cork



ERA Downey McCarthy are delighted to offer to the market this pristine, beautifully presented, three bedroom semi-detached property which is situated in a quiet cul-de-sac within a popular residential development in Millbrook Lawn, Midleton. The property is a short walk to the train station and very close to the town centre and all local amenities including schools, colleges, shops, supermarkets, restaurants and bars.



**AMV: €275,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 98.51 Sq. M. / 1,060 Sq. Ft.
- Built in 1996 approx.
- BER D1
- Pristine condition throughout
- Three bedrooms
- Enclosed rear garden
- Popular residential development
- Off street parking
- 5 minutes' walk to Midleton train station
- 10 minutes' walk to Midleton town centre
- Close to all local amenities including schools, colleges, shops, supermarkets, restaurants and bars
- Easy access to N25 road network, Jack Lynch Tunnel, Cork city centre

## | RECEPTION HALLWAY

4.59m x 1.81m (15'0" x 5'9")

A solid door allows access into the reception hallway. The welcoming hallway has high quality parquet effect linoleum flooring, attractive neutral décor, an electrical service board, alarm control point, centre light fitting and a radiator.



## | LIVING ROOM

5.12m x 3.52m (16'7" x 11'5")

The living room has one large window overlooking the front of the property, high quality wooden flooring, a fireplace with open insert, centre light fitting, large radiator and attractive neutral décor.





## | OPEN PLAN KITCHEN/DINING/LIVING

3.92m x 5.46m (12'8" x 17'9")

This fantastic and spacious open plan room has one large window overlooking the back of the property and sliding doors allowing access to the garden. The kitchen has solid units at eye and floor level with extensive worktop counter, plumbing for a washing machine, space for a fridge freezer, oven/hob/extractor fan and a stainless steel sink. Other features include extensive dining space, tile flooring, one radiator and one centre light fitting.



## | STAIRS AND LANDING

2.15m x 3.42m (7'0" x 11'2")

The stairs and landing to the first floor has carpet flooring. At the top of the landing there is one centre light piece, neutral décor, a smoke alarm and an access hatch to the attic.



## | **BEDROOM 1**

4.87m x 3.31m (15'9" x 10'8")

This spacious double bedroom has one window overlooking the front, carpet flooring, neutral décor, one radiator and one centre light fitting.



## | **BEDROOM 2**

4.4m x 3.02m (14'4" x 9'9")

Another double bedroom has one window to the rear, carpet flooring, neutral décor, radiator and centre light fitting.



## | **BEDROOM 3**

3.66m x 2.33m (12'0" x 7'6")

This bedroom has one window overlooking the rear, carpet flooring, neutral décor, radiator and centre light fitting.



## | BATHROOM

2.69m x 2.04m (8'8" x 6'6")

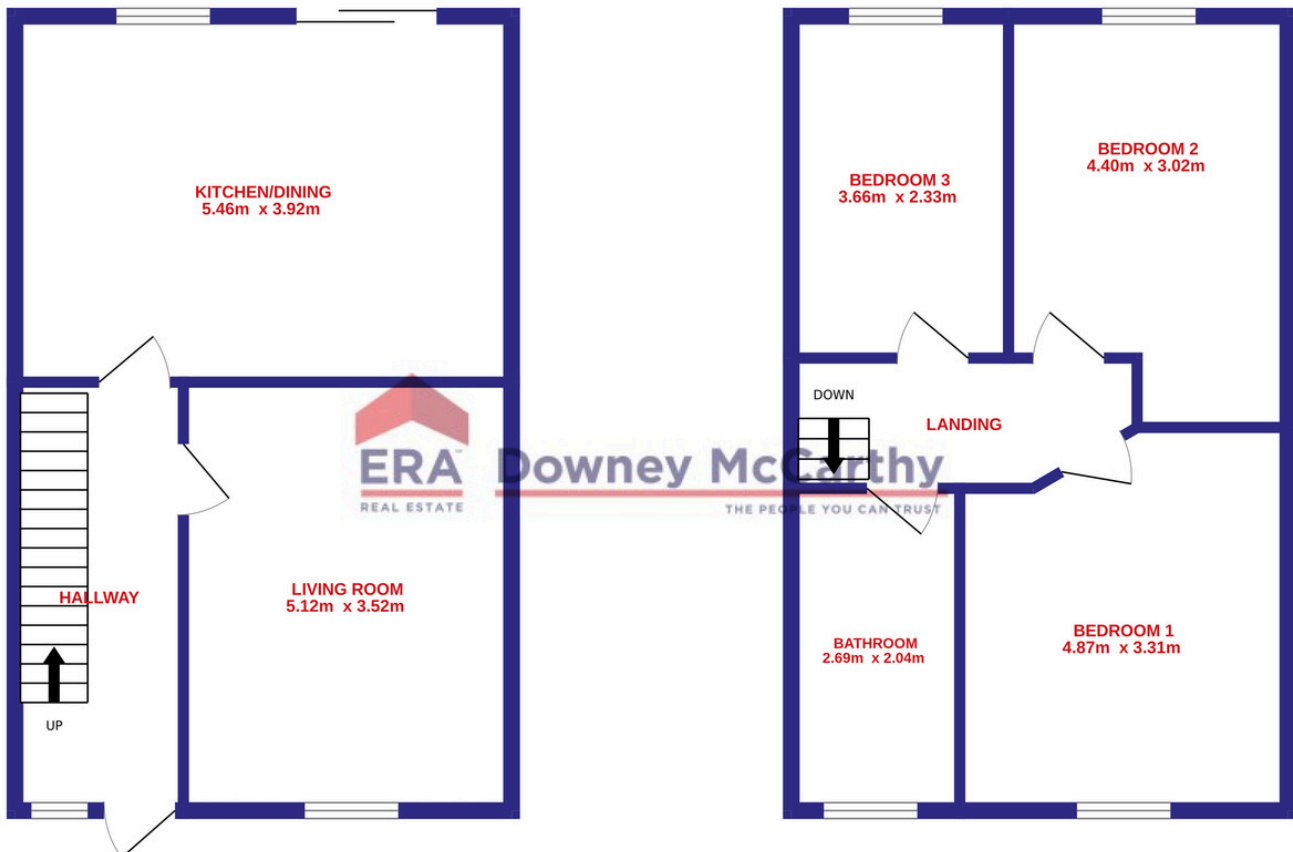
The main bathroom features a three piece suite, a frosted window to the front of the property, centre light fitting, radiator, vanity unit, linoleum flooring and wall tiling. The hot press is housed within the bathroom which offers extra storage space.



## | FLOOR PLAN

GROUND FLOOR

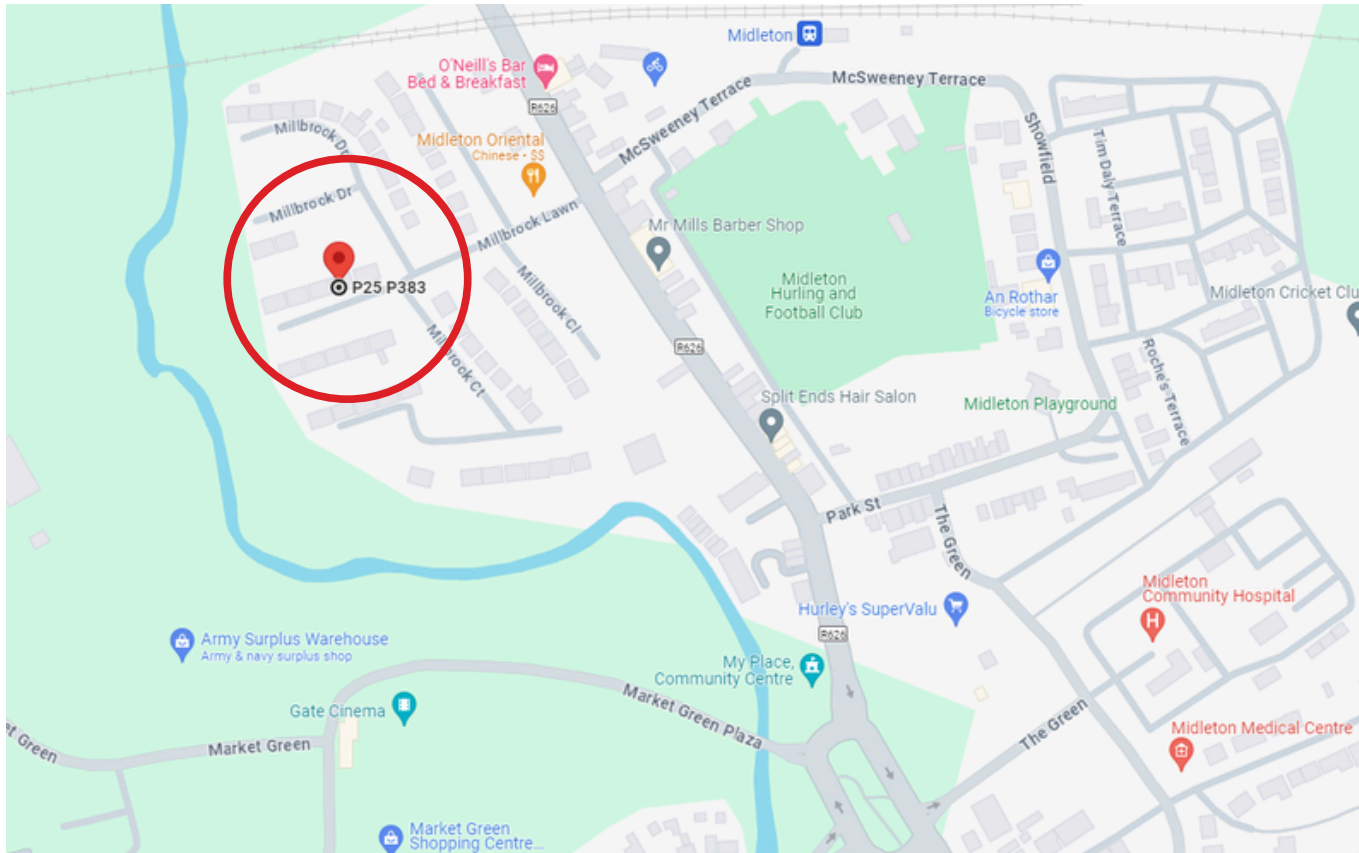
1ST FLOOR





## | DIRECTIONS

Please see Eircode P25 P383 for directions.



## | ALL ENQUIRIES TO:



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