

27 Willowbank Court, Midleton, Cork



ERA Downey McCarthy are pleased to present to the market this superbly presented three bedroom semi-detached property, ideally situated within walking distance of Midleton town centre and all amenities. The property benefits from high quality fixtures and fittings throughout, in addition to its generous sized south west facing rear garden.

Accommodation consists of reception hallway, guest w.c., living room and open plan kitchen/dining area on the ground floor while upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €350,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 90.49 Sq. M. / 974 Sq. Ft.
- Built c. 1998
- BER C3
- Gas fired central heating
- Tastefully decorated throughout
- Three spacious bedrooms
- South west facing enclosed rear garden
- Off street parking
- Within walking distance of Midleton town centre and train station
- Close to amenities including schools, shops, sports clubs and restaurants
- Easy access to the N25
- Ideal first time buy

| RECEPTION HALLWAY

4.32m x 1.72m (14'1" x 5'6")

This bright and welcoming reception hallway features attractive herringbone effect lino flooring, neutral décor, one radiator, one centre light piece, two power points, and one telephone point. A door allows access to the guest w.c.



| GUEST W.C

1.65m x 0.77m (5'4" x 2'5")

The guest w.c features a two piece suite, a continuation of the attractive herringbone effect lino flooring, wall tiling, one centre light piece, and one air vent.



| LIVING ROOM

3.95m x 3.98m (12'9" x 13'0")

This superb main living room has a feature bay window to the front of the property, flooding the area with extensive natural light. The room has high quality carpet flooring, attractive décor, one centre light piece with ceiling rose, ceiling coving, a superb open fireplace with ornate design, four power points, and one television point.



| KITCHEN/DINING

3.53m x 5.85m (11'5" x 19'1")

A superb open plan kitchen/dining area has one window overlooking the rear garden accessed via sliding glass doors. The room has attractive herringbone lino flooring and neutral décor throughout.

The kitchen area features modern fitted units at eye and floor level in an L-shape with marble worktop counter and contrasting sage green tile splashback. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, washing machine and dishwasher. The room has twelve power points, one centre light piece, and access to the boiler and climate control meter.

The dining space has extensive dining space, four power points, one radiator, and one centre light piece.



| STAIRS AND LANDING

2.71m x 1.98m (8'8" x 6'4")

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 centre light piece, one smoke alarm, access to the hot press, and an access hatch to the attic.



| BEDROOM 1

2.98m x 3.78m (9'7" x 12'4")

This superb main bedroom has one window to the rear of the property, high quality carpet flooring, attractive neutral décor, unique panelling design, built-in wardrobes, one centre light piece, one radiator, one air vent, and two power points.



| BEDROOM 2

3.75m x 3.75m (12'3" x 12'3")

Another generous sized double bedroom has one window to the front of the property, high quality carpet flooring, attractive neutral décor, built-in wardrobes, one centre light piece, one radiator, one air vent, and two power points.



| **BEDROOM 3**

2.73m x 2.69m (8'9" x 8'8")

Currently in use as a home office, this spacious single bedroom has one window to the front of the property, high quality carpet flooring, attractive neutral décor, built-in wardrobes, one centre light piece, one radiator, one air vent, and two power points.



| **BATHROOM**

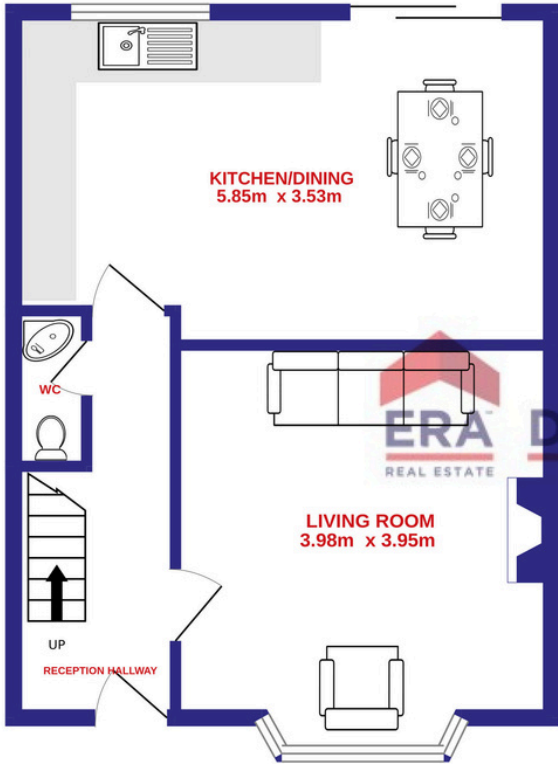
1.96m x 1.93m (6'4" x 6'3")

The main family bathroom features a four piece suite including a shower fitted over the bath. The room has attractive neutral tiling throughout, one frosted window to the rear, one radiator, one centre light piece.

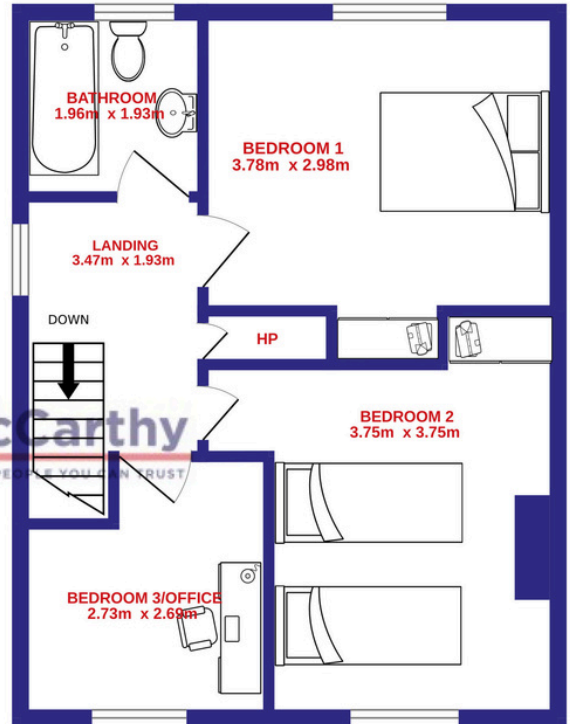


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



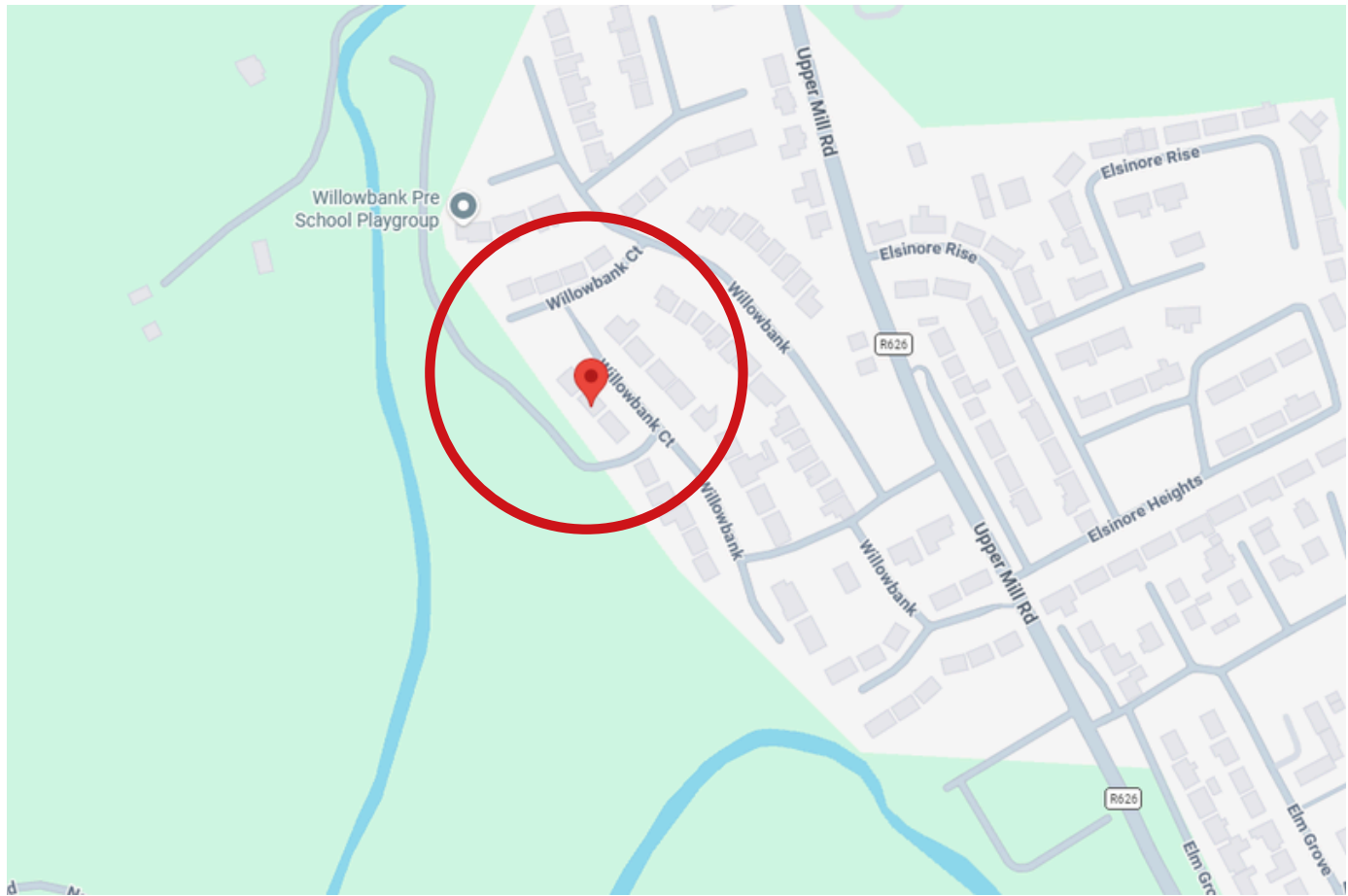
The front of the property has a driveway to accommodate off street parking, with garden areas which are laid to lawn on either side.

A secure side gate allows access to the rear.

The rear of the property boasts a spacious south west facing garden which is laid to lawn. The area has an external tap and is fully enclosed to all sides with mature hedging and timber fencing.

| DIRECTIONS

Please see Eircode P25 YY68 for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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