

Russell Estate Agents Limited

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FOR SALE BY PRIVATE TREATY

44 The Meadows

Mogeely, Midleton, Co. Cork. P25 AK11



Russell Estate Agents 021 4634133 are delighted to present to the market this delightful three / four bedroom semi detached family home set in the mature residential development of The Meadows in East Cork. The current owners have converted the attic area and this would allow for the addition of a fourth bedroom if so desired. The property is presented in excellent condition throughout a testament to its current owners. It is just a short drive from the villages of Castlemartyr and Killeagh and an easy commute to Midleton town and Cork City. Viewing of this home is highly recommended.

Property Features

- Spacious three / four bedroom semi detached family home.
- Excellent condition throughout.
- Gardens to the front and rear.
- Easy Access to Midleton, The N25 and Cork City.
- West Facing Rear Garden.
- Natural Gas central heating.
- Viewing comes highly recommended.

Cert No.: PENDING
Rating: PENDINGm2/yr.

A.M.V.
POA

Office: 8 Mill Road, Midleton, Co Cork.
PSRA Licence No.: 003399

T: 021—4634133
F: 021—4634268

www.russellproperty.ie
Company Registration No.: 550262

Email: info@russellproperty.ie
Directors: Michael Russell, Shane Russell.

IPAV Member Firm



Floor Area:

Total Floor Area C.1400 sq. ft.

Accommodation

Entrance Hall 6'5" (1.96m) x 6'2" (1.88m)

The entrance hall has a tiled floor and leads to both the living room and to the first floor via the stairs.

Living Room 14'1" (4.29m) x 13'4" (4.06m) & 6'9" x 1'5" (2.06m x 0.51m)

The living room is a spacious room and has wooden flooring. There is a TV point here, and double doors leading to the kitchen / dining room allow for the entire ground floor area to be used as an open plan living area if required.

Storage Area 6'3" (1.9m) x 3'1" (0.94m)

Located under the stairs and accessed via the living room this is an ideal place to store various items.

Kitchen / Dining Room 18'4" (5.59m) x 12'1" (3.68m) & 9'9" x 4'8" (2.97m x 1.22m)

On entering the kitchen / dining room the first thing you notice is the bright and spacious room. There is a stylish wooden fitted kitchen incorporating integrated appliances with a tiled floor and counter top splash back tiling, in the dining area there is a door leading out to the back garden.

Guest W.C. 5'9" (1.75m) x 4'8" (1.42m)

It has a tiled floor, toilet, wash hand basin.

First Floor

First Floor Landing

Wooden flooring, stairs to ground and second floor areas, double door storage area with radiator.

Master Bedroom 11'10" (3.61m) x 5'10" (1.78m) & 4'11" x 9'9" (1.5m x 2.77m)

A delightful double bedroom with wooden flooring and en suite.

En Suite 6'2" (1.88m) x 5'0" (1.52m)

Located in the master bedroom, both the walls and floor are fully tiled. It has a wash hand basin, toilet and shower.

Bedroom 2 11'2" (3.4m) x 8'6" (2.59m)

A double bedroom located on the first floor. It has wooden flooring.



First Floor (contd.)

Bedroom 3 6'1" (1.85m) x 5'10" (1.78m) & 7'8 x 5' (2.34m x 1.55m)

A single bedroom located on the first floor. It has wooden flooring and a phone point.

Bathroom 7'9" (2.36m) x 5'9" (1.75m)

Located on the first floor, both the walls and floor are fully tiled. It has a wash hand basin, toilet and bath.

Second Floor

Second Floor Landing

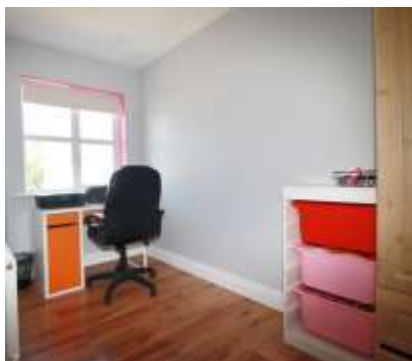
Wooden flooring, stairs to first floor.

Open Plan Living Area / Bedroom 4 18'4" (5.59m) x 8'8" (2.64m) & 10'2 x 14'9 (3.1m x 4.39m)

Located on the second floor is this spacious double bedroom. It has wooden flooring, stairs to the attic, two velux roof windows and ample storage areas in the eaves of the house.

Attic Area

Accessed via a stairs stairs from the second floor.



Outside

To the front the property has a lawn area and driveway. To the back there is a large rear garden which given its westerly aspect enjoys the benefits of the afternoon / evening sun. There is an attractive paved patio area with garden shed. The development is laid out beautifully with a mix of green areas and landscaped sections.



Location

Mogeely is located less than 10 minutes from the east Cork town of Midleton and less than 30 minutes from Cork City. The village has a selection of pubs and also a co-op store. The villages of Castlemartyr and Killeagh are both within an easy drive from Mogeely and both are very well serviced with shops, restaurants and much more. The golden sands of Garryvoe beach is just a ten minute drive away.

Services

Water -	Mains
Drainage -	Mains
Heating -	Natural Gas
Broadband / Phone -	Available
Television -	Available



Directions

From Midleton take the N25 for Youghal. At the Two Mile Inn pub on your left hand side turn left and continue ahead on this road until you enter Mogeely village, then turn left and pass the next turn to the right. Continue ahead and The Meadows will be on your right hand side. Turn into the estate and drive straight ahead and No. 44 will be on your left hand side.

Viewing Arrangements

All viewings of this property must be arranged through the selling agents Russell Estate Agents Limited. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

Sales Agent

Michael Russell M.I.P.A.V. M.C.E.I. C.V.
PSRA Licence No. 003399 005760
Office: 021 – 4634133
Mobile: 086 2457470
Email: michael@russellproperty.ie