



Russell Estate Agents Limited

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FOR SALE BY PRIVATE TREATY

7 The Oaks

Castleredmond Midleton, Co. Cork.



Russell Estate Agents 021 4634133 are delighted to present to the market this three bedroom end of terrace townhouse situated in the much sought after area of Castleredmond, Midleton. No. 7 The Oaks is located in a superb location having easy access to Midleton town centre, and both Lakeview Roundabout and the N25 (Cork—Rosslare road). It is within walking distance of both primary and secondary schools. The property is well laid out and has been used for investment purposes in recent years. It has the benefit of having a garden area to the front and rear. Due to it's size and location it would make an ideal starter / investment property. Viewing Comes Highly Recommended.

Property Features

- Delightful three bedroom townhouse.
- Gardens to the front and rear.
- Close to Midleton Town Centre and the N25.
- Just seven homes in the development.
- Close to Schools and all amenities.
- Oil Fired Central Heating
- Viewing comes highly recommended.



Cert No.: 103727103

Rating: 283.68 kWh/m2/yr.

A.M.V.

€230,000

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IPAV Member Firm



Floor Area:

Total Floor Area C.1075 sq. ft.

Accommodation

Entrance hallway 15'10" x 5'11"

Carpet flooring, phone point, under stairs storage, Guest W.C., stairs to first floor level.

Kitchen / dining room 17' x 13'10"

Open plan kitchen and dining room. Fitted kitchen units door leading out to utility room.

Utility room 7' x 6' 11"

Fitted units, plumbed, door leading out to back Garden.

Guest W.C.

Wash Hand Basin, Toilet.

Living room 15'5" x 10'7"

Solid fuel fireplace, carpet flooring TV point.

First floor landing

Carpet flooring, access to the attic.

Master Bedroom 15'4" 10'7"

Spacious double bedroom, carpet flooring fitted units.

Bedroom 2 10'7" x 9'8"

Double bedroom with carpet flooring.

Bedroom 3 7' x 13'11"

Single / double bedroom with carpet flooring.

Bathroom 6'5" x 5' 11"

Family bathroom, bath, wash hand basin, toilet, with electric shower mounted over the bath.





Outside

To the front the property has a gravel patio area and enjoys great privacy due to high hedging. There is a parking area out the front of the property. The rear garden comprises of a concrete paved area, garden area and a gate which leads out to an access lane.



Location

The property is located at Castleredmond Midleton. It is a short walk from the main town centre of Midleton. It is just a short stroll away with its wide array of amenities and facilities. Midleton is regarded as one of Ireland's fastest growing towns. From its top quality restaurants to its shops, fashion boutiques as well as the Market Green Shopping Centre and Plaza the town boasts all the facilities any modern town should have.

Services

Water -	Mains
Drainage -	Mains
Heating -	Oil Fired
Broadband / Phone -	Available
Television -	Available



Directions

From Midleton town centre travel along the R907 Youghal Road. Pass St Colman's Community School and St Brigid's Primary School on your right hand side and take the next road to the right. As the road sweeps to the right turn in left and the property will be ahead on the 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

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