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FOR SALE BY PRIVATE TREATY

Meadow Lane

Whitegate, Midleton, Co. Cork.



Russell Estate Agents 021 4634133 are delighted to present to the market this exceptional four bedroom detached home which has just been built. The property is perched on a private, elevated site overlooking Whitegate Bay and Lower Cork Harbour. The home is exceptionally well designed with spacious living accommodation and four double bedrooms. It is built to the highest standards throughout and is an A-rated house. The gardens have a westerly aspect ensuring the enjoyment of the evening sun and enjoy panoramic sea views. It is a short walk from the centre of Whitegate Village and less than 15 minutes from Midleton and less than 30 minutes from Cork City. Properties such as this do not come to the market very often so be sure to take this chance to own a superb family home with sea views.

Viewing comes highly recommended.

Property Features

- Superb four bedroom detached family home.
- Newly built with an exceptional standard of finish
- A Rated Home with Air to Water Heating System installed.
- Exceptionally well designed home.
- Short walk to Whitegate Village
- Less than 15 minutes from Midleton, 30 minutes to Cork City.
- Viewing comes highly recommended



Cert No.: PENDING

Rating: PENDINGm2/yr.

A.M.V.

€345,000

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IPAV Member Firm



Floor Area:

Total Floor Area C.1700 sq. ft.

Accommodation

Entrance Hallway 16'11" x 6'8"

Bright and spacious entrance hallway. Tiled floor, stairs to first floor level with a well though carpet inset into the tiled floor at the front door.

Kitchen / dining room 19'1" x 13'

The open plan Kitchen / dining room enjoys wonderful views over Whitegate Bay and Cork Harbour. It has a stylish fitted kitchen with appliances, French doors which lead out to the back garden and has a tiled floor.

Utility room 12'8" x 5'4"

Well thought out and planned large utility room with fitted units, sink and splash back tiling. There is a washing machine and dryer installed and a door leads out into the back garden.

Living Room 14'2" x 12'

The living room has wooden flooring, a high quality and efficient solid fuel stove, marble fireplace with wooden surround.

Guest W.C. 6'8" x 6'3"

Wash Hand basin, toilet, shower with tiling in the shower area.

Bedroom 3 10' x 10'3"

Double bedroom with carpet flooring.

Bedroom 4 10' 5 " x 10'1"

Double bedroom with carpet flooring.



Accommodation contd.

First Floor Landing

Bright and spacious landing, with stairs to ground floor level, carpet flooring and a large Velux roof window enjoying wonderful sea views.

Master Bedroom 15'2" x 12' & 8'2" x 5'3"

The Master Bedroom is a large master suite with carpet flooring and an ensuite.

Ensuite 7'8" x 6'4"

Wash hand basin, toilet, tiled flooring, shower with tiling in the shower area.

Bedroom 2 10'2" x 14'

Double bedroom with carpet flooring.

Family Bathroom 10'2" x 8'8"

Wash Hand basin, toilet, bath, tiled floor.

Hot-press 6'7" x 6'1"

Samsung Heating System Water Tank is installed here. Exceptionally large storage area.







Outside

This property has been finished to the highest of standards. It is fenced all around and to the front there is an attractive brick paved driveway providing ample parking space. There is also a wonderful lawn area. There are wooden gates in place to ensure complete privacy. The property has external taps and power points also.

The back garden is a gem where you will find a spacious lawn area which allows you to enjoy panoramic views of Whitegate Bay and Cork Harbour. Having the benefit of a westerly aspect, means you can sit out each evening enjoying the warm summer sun which watching the boats sail out along the harbour.

Location

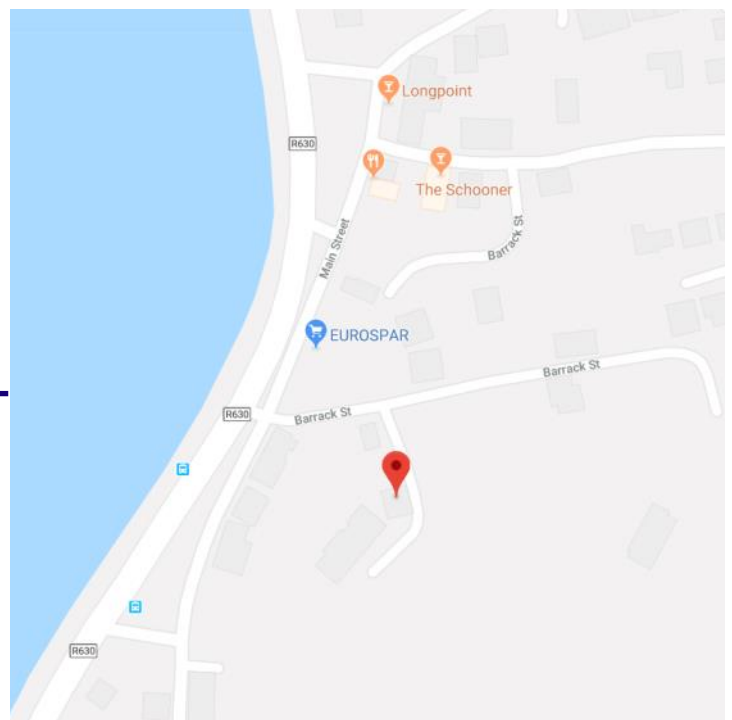
The property is located in the heart of the picturesque seaside village of Whitegate in East Cork. Whitegate is regarded as one of the most sought after residential locations in East Cork with its beautiful seaside setting, its proximity to Midleton (12 minutes) and Cork City (30 minutes) and the fantastic array of sporting and social activities available in the area.

From GAA, Soccer, Rowing, Tennis, Sailing just to name a few there is no doubting that calling Whitegate home will mean many years of happiness for you all.

Whitegate offers a great opportunity for those maybe working in the City but looking to have a great work life balance and getting to enjoy the wonderful benefits living in the Countryside has to offer.

Services

Water -	Mains
Drainage -	Mains
Heating -	Samsung air to water heating system
Broadband / Phone -	Available
Television -	Available



Directions

From Midleton travel the R630 to Whitegate Village. As you enter Whitegate village pass Eurospar Supermarket on your left and take the next road up to the left. Continue ahead and turn right into Meadow Lane and the property will be on your right 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.

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