



# Russell Estate Agents Limited

- Auctioneers
- Valuers
- Estate Agents
- Lettings
- Management

**FOR SALE BY PRIVATE TREATY**

## New Road

Whitegate, Co. Cork.



Russell Estate Agents are delighted to present to the market this well located townhouse style home located in the picturesque seaside village of Whitegate in East Cork. The current owners purchased the single storey home and have since applied for planning permission and commenced construction of a large two storey extension to the rear. The property is partially complete and is being sold in its current condition. This is an ideal opportunity for someone to put their own unique stamp on a home which is just a short walk from the main street of Whitegate Village with its array of facilities. It is just 12 km from Midleton town and less than a 30 minutes drive from Cork City. Viewing recommended.

### Property Features

- Three bedroom townhouse.
- Partially constructed in need of completion
- Located in seaside village of Whitegate.
- Just 12 km from Midleton town.
- Garden / Patio area to rear with Southerly Aspect
- Less than 30 minutes from Cork City.
- Viewing comes highly recommended.



Details Pending

**A.M.V.**  
**€135,000**

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Directors: Michael Russell, Shane Russell.

IPAV Member Firm



## Floor Area

Ground Floor	c.1099.5 sq. ft.
First Floor	c.563.90 sq. ft.
Total Floor Area	c.1573.40 sq. ft.

At present the layout of the house would suit for the following:

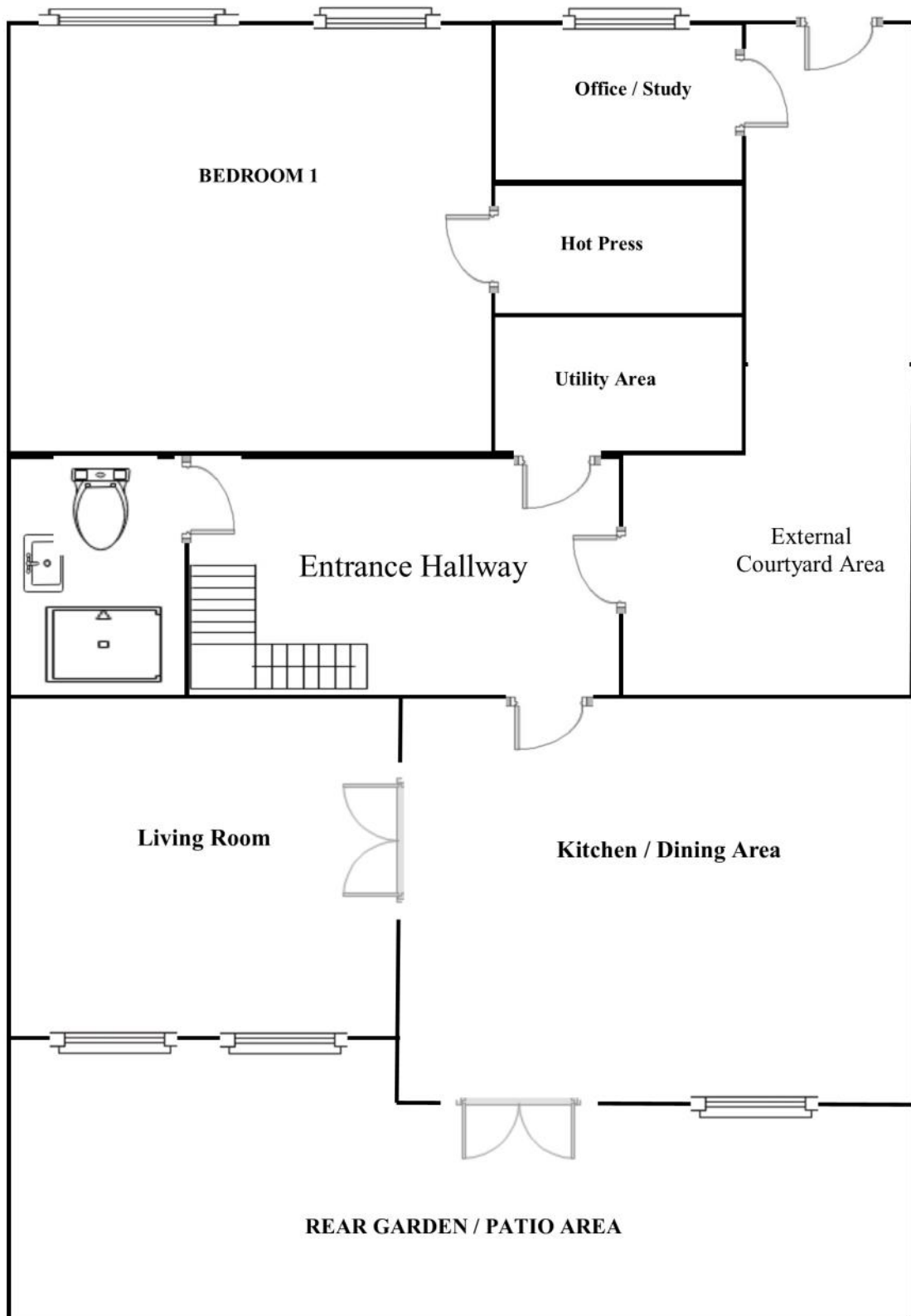
**Ground Floor:** Entrance Hallway, Bedroom, Living Room, Office / study area, guest w.c., hallway with stairs, kitchen / dining room.

**First Floor:** Two Bedroom with both having an ensuite.



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## Ground Floor Layout



Note: This drawing is not to scale and is for guidance purposes only.

## First Floor Layout



Note: This drawing is not to scale and is for guidance purposes only.

## Outside

The property has a courtyard to the side which is accessed from the hallway in the centre of the house. It also has a garden / patio area to the back which is not overlooked and has a southerly aspect.

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## Services

Water -	Mains Available
Drainage -	Mains Available
Heating -	Gas Available

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## Location

Whitegate is a picturesque seaside village set on the Eastern shore of Cork Harbour. It has a supermarket, selection of pubs and restaurants and is just 1.5 km from the renowned Trabolgan Holiday Centre. The area boasts a wide range of amenities with sports clubs such as GAA, Soccer, Pitch and Putt, Rowing, Golf, to mention but a few. It is less than 15 minutes from Midleton town. Midleton town is the centre of East Cork and is noted for its vibrant atmosphere with many good restaurants, open country markets, an abundance of shops and lively bars. Cork City is less than 30 minutes away with its great variety of Shopping Centres, International Airport and extensive array of Social venues.

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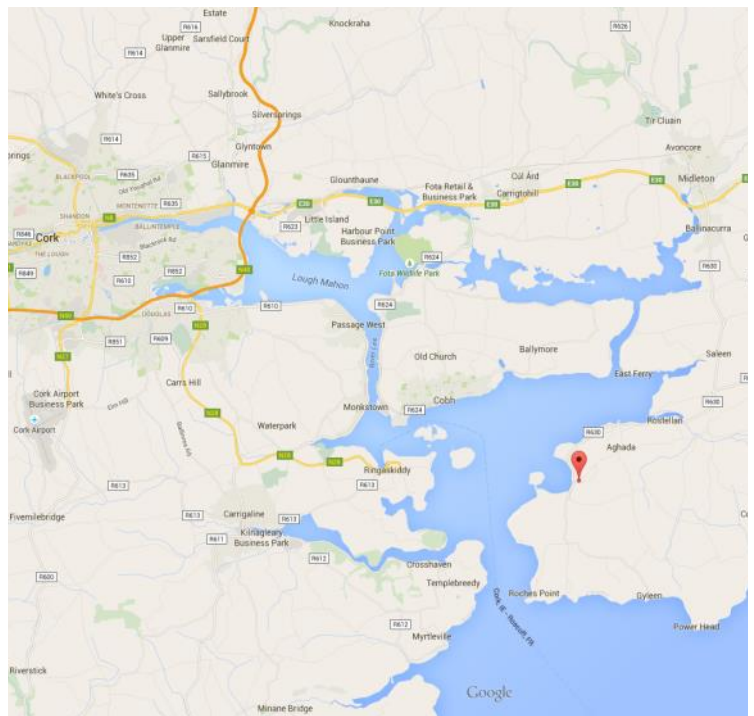
## Title

Freehold

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## Directions

From Midleton take the R 630 Whitegate Road. Continue ahead for 12 km and when you arrive into Whitegate turn left and take an immediate right and the next left. The property will be ahead on the right hand side.



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## 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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